WARRANTY DEED

Bill Garrett Davidson County
Batch# 90446 DEEDWARR
05/09/2018 12:19:26 PM 2 pgs
Fees: $13.00 Taxes: $1,256.15

20180509-0044485

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/08/2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $339,500.00

Affiant

Subscribed and sworn to before me this 4th day of May, 2018.

Notary Public
My Commission expires: 07/08/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Zachariah Kanet	new owner	083-03-1H-002.00CO
1310-A Porter Road		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mermen Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Zachariah Kanet**, an unmarried person, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

unmarried

Unit No. B on the Plan of 1310 Porter Road, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20160728-0077858, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. amended in Instrument Number 20170127-0009251

Being part of the same property conveyed to Mermen Properties, LLC, a Tennessee Limited Liability Company, with a 65% undivided interest and Devan McClish, a 35% undivided interest from Melvin Brown, Sr., unmarried by Warranty Deed on May 3, 2016, of record in Instrument Number 20160504-0044204, Register's Office for Davidson County, Tennessee. Further conveyed to Mermen Properties, LLC, a Tennessee Limited Liability Company from Devan McClish, unmarried with a 35% undivided interest by Quitclaim Deed on July 25, 2016, of record in Instrument Number 20160725-0076552, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 18 and Master Deed of record in Instrument Number 20160728-0077858, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20160728-0077858 and 20170127-0009251, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Instrument Numbers 20170125-0008357 and 20170125-0008358, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1310-A Porter Road, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: C-KU-18-1310A

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this May 4, 2018.

Merman Properties, LLC

By: Billy Tatom, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Tatom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the Authorized Member of Mermen Properties, LLC a limited liability company, the maker, that he is authorized by the maker to executed the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 4, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY