Bill Garrett Davidson County
Batch# 96354 DEEDWARR
05/24/2018 12:38:22 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20180524-0049913

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2155

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2018

Notary Public
My Commission Expires: 11-3-20

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donna Mabry 1126 Beechs Tavern Trail Franklin, TN 37069	NEW OWNER	096-10-0-127

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mermen Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Donna Mabry, unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 296, CLOVER HILL, SECTION NO. V, as shown on plat of record in Plat Book 2133, Page 88, amended at Instrument No. 20020403-0040470, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Kenneth L. Smith, unmarried to Mermen Properties LLC, a Tennessee limited liability company as recorded on the 1st day of March, 2018 in Instrument No. 20180301-0019554, in the Register's Office of Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ improved or ☐ unimproved property located at: **2917 Leatherwood Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of May, 2018.

GRANTOR:

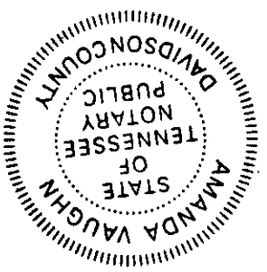
Mermen Properties, LLC, a Tennessee Limited Liability Company

By: _____
Billy Tatom
Its: Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Billy Tatom, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member of Mermen Properties, LLC., the within named bargainor, a Tennessee limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of limited liability company, by the said Billy Tatom as Member.

WITNESS my hand and seal at office this 23rd day of May, 2018.



Amanda Vaughn
Notary Public
My Commission expires: 5/6/2020