WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 98246 DEEDWARR
05/30/2018 01:34:09 PM 2 pgs
Fees: $13.00 Taxes: $762.20

20180530-0051514

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 19, 2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsay L. Robinson	NEW OWNER	065-09-0-011
(NAME)	(NAME)	
4896 Big Horn Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Billie J. Mercer, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lindsay L. Robinson, a single woman and Harold M. Duke, a single man, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 41, on the Plan of Sherwood Forest, Section II, as of record in Book 4300, Page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 41, fronts 75 feet on the westerly margin of Big Horn Drive and extends back between parallel lines 140 feet to a dead line in the rear which measures 75 feet thereon.

Being the same property conveyed to Robert L. Mercer and wife, Billie J. Mercer by Warranty Deed dated 08/19/1974 from Janice L. Massey of record in Book 4848, Page 82, Register's Office for Davidson County, Tennessee. Robert L. Mercer having since died on or about February 19, 2000 leaving Billie J. Mercer as Sole Tenant by the Entirety.

This conveyance is made subject to (1) all matters as set forth per Plat at Book 4300, Page 125, said Register's Office and (2) Restrictions of record in Book 4546, Page 202, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4896 Big Horn Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest

thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. 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 my hand this 24th day of May, 2018.

Billie J. Mercer by Janie G. Broadhead as Attorney in fact

Billie J. Mercer, by Janie G. Broadhead as Attorney-in-fact

State of Tennessee
County of Rutherford

On this 24th day of May, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Janie G. Broadhead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Billie J. Mercer, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20180530-0051513, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 24th day of May, 2018.

Megan M. Trussell

Notary Public
My Commission Expires: 11-20-2021

MEGAN M TRUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129