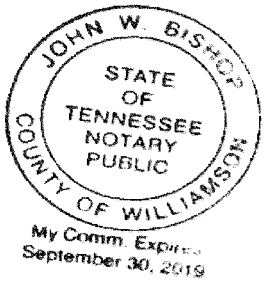
Bill Garrett Davidson County
Batch# 111865 DEEDWARR
07/03/2018 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20180703-0064213



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $345,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of June, 2018.

NOTARY PUBLIC

My commission expires: 9-30-2019

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO	MAP & PARCEL NUMBERS.
Christopher Franklin and Morgan O'Connor (NAME)	New owner (NAME)	084150059.00
204 Walnut Hill Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $345,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Merryman Family Revocable Living Trust,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Christopher Franklin, an unmarried man and Morgan O'Connor, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND IN THE 3RD CIVIL DISTRICT or DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 36 ON THE PLAN OF DONELSON MEADOWS, NOT OF RECORD, DESCRIBED ACCORDING TO A PLAN OF SAID SUBDIVISION MADE BY W. W. TURNER, ENGINEERS, APRIL 25, 1950, AS FOLLOWS:

BEGINNING AT A POINT IN TI-IE WESTERLY MARGIN OF WALNUT HILL DRIVE, AT THE COMMON CORNER OF LOTS 36 AND 37; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 180 FEET TO A POINT IN THE EASTERLY LINE OF LOT 29; THENCE WITH THE LINE OF LOTS 29 AND 30 SOUTHERLY 85 FEET TO A POINT, THE COMMON CORNER OF LOTS 35 AND 36; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 180 FEET TO A POINT IN THE WESTERLY MARGIN OF WALNUT HILL DRIVE; THENCE WITH SAID MARGIN, NORTHERLY 85 PEET TO THE BEGINNING.

Being the same property conveyed to The Merryman Family Revocable Living Trust, dated March 13, 2009 by deed from US Bank National Association, as Trustee for Stanwich Mortgage Loan Trust, Series 2012-4, of record in Instrument No. 20160510-0046503, said Register's Office.

This property is __unimproved _X_improved property known as: 204 Walnut Hill Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of June, 2018.

Merryman Family Revocable Living Trust dated March 13, 2009

BY: _____ Trustee
Steve D. Merryman, Trustee

BY: _____ Trustee
Sherri P. Merryman, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve D. Merryman and Sherri P. Merryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of Merryman Family Revocable Living Trust dated March 13, 2009, and in his capacity as such Trustee, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2018.

_____
Notary Public
My Commission Expires: 5-2-19

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal