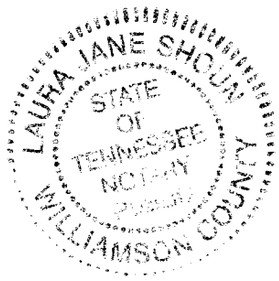
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$156,000.00.**

Affiant

Subscribed and sworn to before me this 6 day of July, 20 18.

Notary Public
My Commission expires: 6/14/2020
(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:
Vicente Arzate	BancorpSouth Bank	147-04-0-076.00
3702 Faulkner Drive	5217 Maryland Way	
Nashville, TN 37211	Brentwood, TN 37027	

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 **Vicente Arzate and Esmeralda Arzate, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 168, SECTION 3, HILLBROOK, as shown on plat of record in Plat Book 3300, Page 84, 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 to MERMEN PROPERTIES, LLC A TENNESSEE LIMITED LIABILITY COMPANY from Roy M. Johnson, Jr. and Joyce Carol Johnson by Warranty Deed on February 10, 2016, of record in Instrument Number 20160211-0013354, 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, and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 147-04-0-076.00.
- All matters shown on Plan of record in Plat Book 3300, Page 84, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3460, Page 295, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3702 Faulkner Drive, Nashville, TN 37211**

Bill Garrett Davidson County
Batch# 127545 DEEDWARR
08/10/2018 02:47:30 PM 2 pgs
Fees: $13.00 Taxes: $577.20
20180810-0079214

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.

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 August 6, 2018.

Mermen Properties, LLC, a Tennessee limited liability company

By: B. A., MEMBER
Billy Tatom, Member

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Tatom, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Member of Mermen Properties, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company, and that he as such Member executed the forgoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10 day of August, 2018.

Notary Public
My Commission Expires: 10/14/2020
(SEAL)

LAURA JANE SHORT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON

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

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.