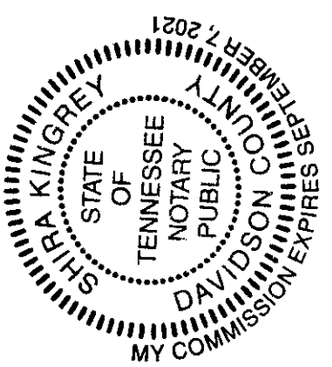
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2670

Bill Garrett Davidson County
Batch# 135189 DEEDWARR
08/30/2018 11:19:22 AM 2 pgs
Fees: $13.00 Taxes: $947.20

20180830-0086066



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $256,000.00

Affiant

Subscribed and sworn to before me, this the 29 day of August, 2018

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Catherine Berryman Robert. Berryman 11 Howard Drive Vernon Rockville, CT 06066	NEW OWNER	173-11-0-A-065.00CO

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, **Patrick W. Merritt and Mary Beth Merritt, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Catherine Berryman and Robert Berryman, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 44, as shown on the map entitled Section Two, Stanford Village, of record in Instrument Number 20010226-0017614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patrick Merritt, an unmarried man, by Warranty Deed from Luke W. Burwell, an unmarried man, recorded on the 13th day of December, 2013, in Instrument No. 20131213-0126155, in the Register's Office of Davidson County, Tennessee.

Mary Beth Merritt joins in the execution of this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to Patrick W Merritt.

This is ☒ improved or ☐ unimproved property located at: **712 Kelsey Court, Antioch, TN 37013.**

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 28th day of August, 2018.

GRANTOR:

Patrick W. Merritt

Mary Beth Merritt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrick W. Merritt and Mary Beth Merritt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of August, 2018.

Notary Public
My Commission expires: 5/5/2020

