WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 142860 **DEEDWARR**
09/19/2018 02:33:26 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20180919-0092998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTY M. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0753

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yvonna Merriwether, unmarried	CMG Financial	#136030A043
(NAME)	(NAME)	
4000 Anderson Road; Unit 43	3160 Crow Canyon Rd Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($155,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
PEARL F. WELCH, UNMARRIED,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
YVONNA MERRIWETHER, UNMARRIED,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse #43, Building No. 12, on the Plan of Priest Lake Park Condominium Townhouse, Phase 1, of record in Book 4460, Page 88, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Pearl F. Welch, unmarried, by Quitclaim Deed from Ann Rego, unmarried, of record in Instrument 20180824-0084125, said Register's Office, dated August 24, 2018. And being the same property conveyed to Ann Rego, a single person, a one-half (1/2) interest by Quitclaim Deed from Pearl F. Welch, a single person, of record in Instrument 20150316-0022542, Register's Office for said County, dated March 12, 2015. See also deed of record in Instrument 20110309-0018816, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4651, Page 412; Book 4943, Page 692; Book 5189, Page 671; Book 4651, Page 420; Book 5083, Page 417, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 88, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4000 Anderson Road; Unit 43, Nashville, TN 37217
(House No.) (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 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. 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 13th day of September, 2018.

Pearl F. Welch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pearl F. Welch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 13th day of September, 2018.

My Commission Expires: 3/10/19

Notary Public

