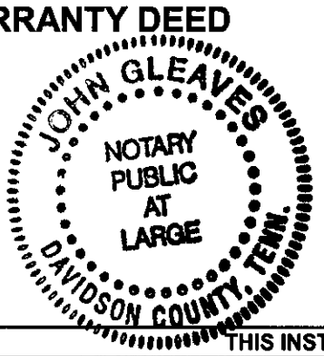
WARRANTY DEED



J-MB-18-0-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Y Johnson Davidson County
Batch# 162598 DEEDWARR
11/20/2018 10:45:56 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20181120-0114131

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
David Merrick **Tracy Lockwood**	**New Owner**	
(NAME)	(NAME)	**16101001600** **&** **16100024000**
805 Glenavon Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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 consideration, the receipt of which is hereby acknowledged, **JANA MCDANIEL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID MERRICK AND WIFE, ERIN FRANKRONE MERRICK, WITH A 50% UNDIVIDED INTEREST AND TRACY LOCKWOOD, UNMARRIED, WITH A 50% UNDIVIDED INTEREST, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 7 on the Plan of West Fork, of record in Plat Book 6250, Page 769, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jana McDaniel from Zaring Homes, Inc., by Order of Default Judgment, recorded July 6, 2016 in Instrument No. 20160706-0068812, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jana Jacobs McDaniel from Zaring Homes, Inc., by Final Decree Confirming Sale, recorded February 3, 2009 in Instrument No. 20090203-0009248, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Zaring Homes, Inc., by Warranty Deed from Dorothy Anne Aldred and Mary Jane Cochran, recorded April 17, 1997 in Book 10420, Page 653, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 6250, Page 769 and Surveyor's Certificate of Correction in Book 6757, Page 226, Register's Office for Davidson County, Tennessee.
• Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. Book 6458, Page 94, amended in Book 6598, Page 52, Book 6706, Page 1, Book 6764, Page 358, Book 7715, Page 143 and Book 8430, Page 307, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
• All matters shown on the property line survey of the Dorothy S. Cochran property dated January 22, 1988, prepared by Barge, Waggoner, Sumner & Cannon, Inc. (File No. 8689-14) as revised June 4, 1996.
• Grant of Easement and Right-of-Way conveyed by Carmack Cochran and wife, Dorothy S. Cochran to the City of Nashville, acting by and through the Electric Power Board of said City, as of record in Book 2595, Page 563, Register's Office for Davidson County, Tennessee.
• 25 ft. ingress and egress easement conveyed to Dorothy Anne Aldred and husband William H. Aldred, by deed from Carmack Cochran and wife, Dorothy S. Cochran of record in Book 2883, Page 146, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage conveyed by Dorothy S.

- Ingress and egress easement for the benefit of Tract I over Tract II as described in the Will of Dorothy S. Cochran of record in Will Book 203, Page 615, Probate Court of Davidson County, Tennessee.
- Subject to 2019 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Oakley Drive, Nashville, Tennessee 37220**.

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), their heirs and 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), 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 my/our hand(s) this the 16th DAY OF NOVEMBER, 2018.

Jana McDaniel by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JANA MCDANIEL, and who acknowledged he/she/they executed the same as the free act and deed of the said JANA MCDANIEL.

Witness my hand and official seal, this the 16th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212