WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 170835 DEEDWARR
12/05/2018 02:55:03 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20181205-0118725

G-BR-18-00404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~3rd DAY~~ OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amelia Poper and Nicholas Poper	**Pinnacle Bank**	
(NAME)	(NAME)	**064-09-0-169.00**
404 Brannon Hill Ct.	**PO Box 702726**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Dallas, TX 75370**	
(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, **MICHAEL R. MERRITT AND ELIZA MERRITT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMELIA POPER AND HUSBAND, NICHOLAS POPER,** 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. 9 on the Plan of Southfork, Section One of record in Plat Book 6250, Pages 384 and 385, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael R. Merritt and Eliza Merritt by Warranty deed from Nicholas R. Jones and Kristen Jones, husband and wife of record in Instrument No. 20171121-0119363 Register's Office for Davidson County, Tennessee, dated November 14, 2017 and recorded on November 21, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 384 and 385, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6596, Page 797, Book 6656, Page 217 and Book 6906, Page 733, Register's Office for Davidson County, Tennessee.
- Charter for Southfork HOA of record in Book 6790, Page 998, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 6566, Page 208, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **404 Brannon Hill Ct., Old Hickory, Tennessee 37138**.

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 3rd DAY OF DECEMBER, 2018.

Michael R. Merritt by John Gleaves, Attorney in Fact

Michael R. Merritt by John Gleaves,
Attorney in Fact

Eliza Merritt by John Gleaves, Attorney in Fact

Eliza Merritt 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 MICHAEL R. MERRITT AND ELIZA MERRITT, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL R. MERRITT AND ELIZA MERRITT.

Witness my hand and official seal, this the 3rd of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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