STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2018.

Notary Public
MY COMMISSION EXPIRES: 6/21/22
File No. G18-3948

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Karen Y Johnson Davidson County
Batch# 171549 DEEDWARR
12/07/2018 11:27:42 AM 2 pgs
Fees: $13.00 Taxes: $214.60

20181207-0119528

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Laci Elizabeth Kent (NAME) | Laci Elizabeth Kent (NAME) | 042-02-0-004 |
| 1617 Lebanon Pike, Apt H3 (STREET ADDRESS) | 1617 Lebanon Pike, Apt H3 (STREET ADDRESS) | |
| Nashville, TN 37210 (CITY) (STATE) (ZIP) | Nashville, TN 37210 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, I, **Micheal Christopher Mercer, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laci Elizabeth Kent, a single woman,** 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:

Lot 41, of the Resubdivision Lots 27, 28, 29, 32, 33, 41, 42, 43 Ozark Hills, as shown on plat of record in Plat Book 4300, Page 57, 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 Micheal Christopher Mercer, unmarried by Deed dated June 9, 2017 from Martha J. Rebman, Trustee of The Donald L. Rebman and/or Martha J. Rebman Revocable Living Trust, recorded June 13, 2017, in Instrument Number 20170613-0059165, Register's Office of Davidson County, Tennessee. The said Micheal Christopher Mercer as (erroneously stated in Instrument No. 20170613-0059165) is one and the same as Michael Christopher Mercer.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4300, page 57, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 3920, page 37, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 815 Sylvania Drive, Nashville, TN 37207.

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.

Witness my/our hand(s) this 6th day of December, 2018.

Michael Christopher Mercer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of December, 2018, before me personally appeared Michael Christopher Mercer, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 6th day of December, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**