THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181118369** Karen Y Johnson Davidson County Batch# 174166 **DEEDWARR** 12/14/2018 11:04:06 AM 2 pgs Fees: $13.00 Taxes: $2,423.50 20181214-0121804	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $655,000.00. Affiant Subscribed and sworn to before me, this 3rd day of December, 2018. Notary Public My Commission Expires:

WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 29, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Mendoza and Sara Mendoza 820 Benton Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 105-10-0-147.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas A. Merritt and Jessica Merritt, husband and wife,** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Mark Mendoza and Sara Mendoza, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lots #108 and 111 on the Plan of Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, and described according to survey made by Hal R. Swann, Jr., Surveyor, December 17, 1949, as follows:

Beginning on the northerly margin of Benton Avenue, formerly Harewood Avenue, 60 feet east of the southwest corner of Lot #111, being the southeast corner of part of said Lot #111 conveyed to Samuel R. Owen by deed from Delaplaine Snodgrass of record in Book 607, page 458, Register' s Office for Davidson County, Tennessee; thence with the northerly margin of said Avenue easterly 68.8 feet to the southwest corner of a part of Lot 108 conveyed to Margaret C. Nottingham by deed from Delaplaine Snodgrass of record in Book 636, page 298, said Register' s Office; thence with said Nottingham' s westerly line, northerly 178 feet, more or less, to the southerly margin of an alley, said point also being 10.1 feet east of the common northerly corner of Lots #108 and 111; thence with the southerly margin of said alley, westerly 86.1 feet to the northeast corner of a part of said Lot 111 conveyed to Samuel R. Owen as aforesaid; thence with said Owen' s easterly line southerly 170 feet, more or less, to the point of beginning.

Being the same property conveyed to THOMAS A. MERRITT and JESSICA M. SALISBURY, by deed from MARK KILLIAN BREWER, of record in Instrument No. 20131216-0126891, dated December 11, 2013, said Register's Office.

Jessica M. Salisbury having since married and now being known as Jessica Merritt

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 105-10-0-147.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 57, page 95, said Register's Office.

This is improved property located at 820 Benton Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 3rd day of December, 2018.

Thomas A Merritt, by Jessica Merritt, his Attorney in Fact

Thomas A Merritt, by Jessica Merritt,
his Attorney In Fact

Jessica M. Salisbury ~~n/k/a Jessica~~ Merritt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessica Merritt n/k/a Jessica Merritt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Thomas A Merritt and that she is authorized by Thomas A Merritt to execute this instrument on his behalf.

Witness my hand, at office, this 3rd day of December, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022