BOX 10-B

Karen Y Johnson Davidson County
Batch# 174883 **DEEDWARR**
12/17/2018 11:35:21 AM 2 pgs
Fees: $13.00 Taxes: $795.51

20181217-0122409

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$215,000.50**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D&M PARTNERS	**SAME**	**106-13-0-059.00**
(NAME) **363 WOODYCREST AVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TONI H. BROWN, UNMARRIED AND WAYNA LEE MERRYMAN, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D & M PARTNERS,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A 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. 13 on the Plan of Glenrose Park, as of record in Book 974, page 98, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the westerly side of Rosemary Lane and extends back between parallel lines with the northerly margin of Vivelle Avenue 150 feet to an alley.

Being the same property conveyed to Wayne D. Henderson and wife, Betty Lou Henderson by deed dated April 6, 1990 of record in Book 8087, page 196, Register's Office for Davidson County, Tennessee. The said Wayne D. Henderson having predeceased Betty Lou Henderson leaving her as the surviving tenant by the entirety. The said Betty Lou Henderson having since died June 12, 2018 leaving Wayna Lee Merryman and Toni H. Brown as her sole heirs at laws as shown by Affidavit of Heirship as to the Heirs at Law of Betty Lou Henderson of record in Instrument No. 20180709-0066201, Register's Office for Davidson County, Tennessee.

****See Limited Power of Attorney for Wayna Lee Merryman of record as Instrument No. 20180719-0070238, Register's Office for Davidson County, Tennessee.****

This conveyance is subject to matters shown on the Plan of record in Book 974, page 98; Restrictive Covenants of record in Book 1224, page 286; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS HEREIN.

Unimproved ( )
This is improved(**X**) property, known as **2143 ROSEMARY LANE, NASHVILLE, TN 37210**
(House Number) (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; 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 17th day of December, 2018.

Wayna Lee Merryman by Toni H. Brown her atty of fact — Toni H. Brown

WAYNA LEE MERRYMAN
By: Toni H. Brown, her Attorney in Fact

TONI H. BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **TONI H. BROWN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17TH day of December, 2018.

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

My commission expires: MAY 2, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **17th** day of **December, 2018**, before me personally appeared **Toni H. Brown,** Attorney-in-Fact for Wayna Lee Merryman (pursuant to the Power of Attorney of record as Instrument No. 20180719-0070238, Register's Office for Davidson County, Tennessee), 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 **Wayna Lee Merryman,** and who acknowledged that she executed the same as the free act and deed of **Wayna Lee Merryman.**

Witness my hand and official seal at office this 17th day of December, 2018.

Lee A. Cohen
Notary Public

My commission expires: MAY 2, 2022

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON