Karen Johnson Davidson County
Batch# 190503 DEEDWARR
01/31/2019 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20190131-0009509

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-3574

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2019.

Rachel Marie Collins
Notary Public

My commission expires: 3/2120

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Surge Enterprises LLC	**New Owner**	**Map/Parcel: 090-16-0-300.00**
6064 Cheshire Circle		
Franklin TN 37069		

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 HEREBY ACKNOWLEDGED, WE,

William H. Mercer, unmarried, and Sarah Beth Purcell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Surge Enterprises LLC, a Tennessee Limited Liability Company

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:

Land in DAVIDSON County, Tennessee, being Lot No. 65 on the Plan of Westboro Subdivision, Section Two, as of record in Book 1424, Page 60, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William H. Mercer and wife, Sarabeth Purcell, as joint tenants with the right of survivorship, by Special Warranty Deed, from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, dated April 10, 2007, of record in Instrument No. 20070416-0045478, Register's Office for Davidson County, Tennessee. Said property being conveyed further from Sarabeth Purcell, by Quitclaim Deed, to William H. Mercer, III, dated May 16, 2007, of record in Instrument No. 20070522-0061000, Register's Office for Davidson County, Tennessee. Said property being conveyed further from William H. Mercer, III, by Quitclaim Deed, to Andre Johnson, Trustee, and by the same Quitclaim Deed, for the express purpose of making a re-conveyance, Andre Johnson, Trustee, re-conveyed said property to William H. Mercer, III and Sarabeth Purcell, as joint tenants with the right of survivorship, dated July 1, 2007, of record in Instrument No. 20070706-0080710, Register's Office for Davidson County, Tennessee. Said property conveyed further from Sarabeth Purcell A/K/A Sarah Beth Purcell, by Quitclaim Deed, to William H. Mercer, a single man, dated April 30, 2009, of record in Instrument No. 20090511-0042942, Register's Office for Davidson County, Tennessee. Said property being conveyed further from William H. Mercer, a single man, by General Warranty Deed, to William H. Mercer and Sarah Beth Purcell, as joint tenants with right of survivorship, dated July 18, 2016, of record in Instrument No. 20160803-0080200, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Plat Book 1424, Page 60, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

$980

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 517 Westboro Drive, Nashville, TN 37209.

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 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. 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 29th day of January, 2019.

X _____
William H. Mercer

X _____
Sarah Beth Purcell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, William H. Mercer, unmarried, and Sarah Beth Purcell, unmarried, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2019.

_____
Notary Public

My Commission Expires: 11-23-20

File #: **180546SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

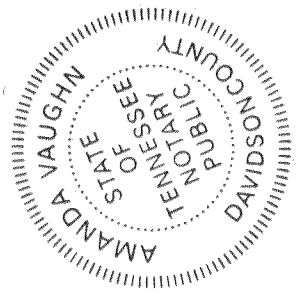
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)