This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3820

Karen Johnson Davidson County
Batch# 212366 DEEDWARR
04/01/2019 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $690.42
20190401-0029197

STATE OF TENNESSEE
COUNTY OF DAVIDSon

The actual consideration or value, whichever is greater, for this transfer is $186,600.00

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2019

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Austin Hershberger 2317 Benay Rd. Nashville, TN 37214	New Owner	052-13-0B-038.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Brittany Alise Mercer n/k/a Brittany Alise Wood, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Austin Hershberger, unmarried man**, hereinafter called the Grantee(s), his/her/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 Unit 53, as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase II-A, of record in Book 6900, Page 818, said Register's Office, submitted to said Master Deed and Bylaws by Instrument of record in Book 7724, Page 289 and further amended in Instrument Nos. 200409150111299 and 200409150111301, Register;s Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed any Bylaws, as from time to time be amended as provided therein.

Being the same property conveyed to Brittany Alise Mercer, single woman by Deed dated November 18, 2016 from Stacie Lee Henderson, a single woman, recorded November 23, 2016, in Instrument Number 20161123-0123670, in the Official Records of Davidson County, Tennessee.

Charles Wood, III joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise

This is improved property located at: **2317 Benay Road, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2019.

GRANTOR:

Brittany Alise Wood

Charles Wood, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brittany Alise Wood and Charles Wood, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of March, 2019.

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Notary Public
My Commission expires: 9-20-21

True Copy Certification

I, Christopher M. Corriveau, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

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

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

