Karen Johnson Davidson County
Batch# 217805 DEEDWARR
04/15/2019 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190415-0034090

# WARRANTY DEED

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires 8-27-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| William Mercer and Marcia Mercer | New Owner | 141 12 0D 118.00 |
| (NAME) | (NAME) | |
| 118 Morton Mill Circle | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Doris A. Constantino, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **William Mercer and Marcia Mercer, husband and wife and Kellye Jeffers a single woman, all wiht rights of survivorship**, 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. 118 (and driveway serving said Lot) on the Plan of the Third Revision of the Morton Mill Estates, a Planned Unit Development, of record in Book 7900, Page 561, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to David A. Constantino and wife, Jeanina Constantino by Warranty Deed from Morton Mill, a Tennessee Joint Venture dated July 31, 1992 and recorded August 4, 1992 in Book 8693, Page 100, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David A. Constantino by Quitclaim Deed from Jeanina Constantino dated August 24, 1995 and recorded September 13, 1995 in Book 9793, Page 921, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David A. Constantino and wife, Doris A. Constantino, joint tenants with right of survivorship by Warranty Deed from David A. Constantino, Married dated June 25, 2004 and recorded July 8, 2004 as Instrument No. 20040708-0081321, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Doris A. Constantino by Warranty Deed from David A. Constantino, Married dated December 9, 2009 and recorded December 10, 2009 as Instrument No. 20091210-0112936, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 118 Morton Mill Circle, Nashville, TN 37221

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 I do covenant with the said Grantees that I am 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 I do further covenant and bindyself, my 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 hand this 4th day of April, 2019.

Doris A. Constantino

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Doris A. Constantino, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of April, 2019.

Notary Public

My Commission Expires: 10-20-19

(SEAL)

BRANDON W. LIPPMAN ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ COUNTY OF RUTHERFORD

File Number: FRN-1901783SSO

# True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

**Kristian Short**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa J. Butchko-Turecki,** a notary public for this county and state, **Kristian Short,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

**Melissa J. Butchko-Turecki**

My Commission Expires:

SEAL

