This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW19115

Send Tax Bills To:
1010 Perkins Lane
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 224428 **DEEDWARR**
05/01/2019 10:27:34 AM 2 pgs
Fees: $13.00 Taxes: $1,501.83
20190501-0040288

New Owner is:
Sergio Uribe and Rebecca Uribe
5014 Manuel Drive
Nashville, TN 37211

MAP: 146-12-0
PARCEL: 087.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Joseph Merriman and Amanda Merriman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sergio Uribe and Rebecca Uribe, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 5014 Manuel Drive, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 27 on the Plan of Crievewood, as of record in Book 2331, Page 99, Register's Office for Davidson County, Tennessee. Said Lot No. 27 fronts 85 feet on the easterly side of Manuel Drive and extends back 207.6 feet on the southerly side and 206.4 feet on the northerly line to a dead line, measuring 85 feet thereon.

BEING the same property conveyed to Joseph Merriman and Amanda Merriman, husband and wife, by Warranty Deed from Donald P. Sumner, dated 4/1/16 and recorded 4/4/16 in Instrument No. 20160404-0031885, Register's Office for Davidson County, Tennessee.

Bobbie J. Sumner, current spouse of Donald P. Sumner, joined in the conveyance of this document.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of April, 2019.

GRANTOR:

Joseph Merriman

Amanda Merriman

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Joseph Merriman and Amanda Merriman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of April, 2019.

NOTARY PUBLIC
My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $405,900.00.

Affiant

SWORN TO and subscribed before me this 26th day of April, 2019.

NOTARY PUBLIC
My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.