THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520779

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $509,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 2019.

Notary Public
My Commission Expires: 8/22/22

Karen Johnson Davidson County
Batch# 246511 DEEDWARR
06/21/2019 09:06:26 AM 2 pgs
Fees: $13.00 Taxes: $1,883.30

20190621-0059929

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rebecca Merkh and Jonathan M. Merkh 116 Newton Nook Brentwood TN 37027	New Owner	Tax Parcel ID No. 172-13-0A-038.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Joy McGinnis and Terrence M. Flynn, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca Merkh and Jonathan M. Merkh, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Section One, Williams Grove, R40 Residential P.U.D. of record in Plat Book 9700, Page 520; as amended in Plat Book 9700, Pages 580 through 582, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Joy McGinnis and Terrence M. Flynn, wife and husband by Warranty deed from Travis Phelps and Rachel Phelps, husband and wife of record in Instrument No. 20171027-0110364 Register's Office for Davidson County, Tennessee, dated October 23, 2017 and recorded on October 27, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 520; as amended in Plat Book 9700, Pages 580 through 582, inclusive, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10741, Page 678; as amended and supplemented in Book 11167, Page 755; Book 11643, Page 316; Instrument number 19991206-0300190; and Instrument Number 20010514-0049490, Register's Office for Davidson County, Tennessee.

Charter of Williams Grove Homeowners Association, Inc. of record in Book 10741, Page 671; as amended in Instrument Number 20010618-0067214, in the Register's Office for Davidson County, Tennessee.

Conveyance of common area and/or open space to Williams Grove Homeowner's Association, Inc., of record in Instrument Number 20010514-0049489, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10951, Page 699, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 116 Newton Nook Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of June, 2019.

Jennifer Joy McGinnis by Nathan L. Powers, attorney in fact
Jennifer Joy McGinnis
BY: Nathan L. Powers, Attorney-in-fact

Terrence M. Flynn by Nathan L. Powers attorney in fact
Terrence M. Flynn
BY: Nathan L. Powers, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jennifer Joy McGinnis and Terrence M. Flynn and that he is authorized by Jennifer Joy McGinnis and Terrence M. Flynn to execute this instrument on their behalf.

Witness my hand, at office, this 17th day of June, 2019.

M. Alexis Mendel
Notary Public
My Commission Expires: 05/03/2021

