WARRANTY DEED

Karen Johnson Davidson County
Batch# 252123 DEEDWARR
07/03/2019 09:10:21 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20190703-0064917

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Jordan L Myers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF June, 2019.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Johnson	USAA Federal Savings Bank	
(NAME)	(NAME)	
1921 B 14th Ave N	10750 McDermott Freeway	081074L00200CO (NewM&P)
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	San Antonio, TX 78288-0544	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Larry Whaley and Ricardo Merriwether**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Johnson, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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 1921B, on the Plan of Whaley-Merriwether Homeowners Association, Inc, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Whaley-Merriwether Homeowners Association, Inc, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180822-0083077 in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Larry Whaley and Ricardo Merriwether by virtue of that certain Warranty Deed dated July 13, 2018, and being of record at Instrument No. 20180717-0069526 in the Register's Office of Davidson County, Tennessee.

Sellers warrant that said property has been used for investment purposes only, and has never been used as their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument Numbers 20180822-0083077, 20180822-0083078, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1921B 14th Ave N Nashville, TN 37208
(unimproved) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

*Power of Attorney for Ricardo Merriwether is of record at instrument number 20190621-0060247, Register's Office for Davidson County, Tennessee.

Witness my hand this 26 day of June, 2019.

Larry Whaley

Ricardo Merriwether, by Larry Whaley, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Larry Whaley**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of June, 2019.

Notary Public
My Commission Expires: 11/8/22

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2019, before me personally appeared **Larry Whaley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Ricardo Merriwether**, pursuant to Power of Attorney of record at Instrument Number 20190621-0060247 in the Register's Office of Davidson County, Tennessee, and who acknowledged that he executed the same as the free act and deed of **Ricardo Merriwether**.

WITNESS my hand and official seal at office this 26 day of June, 2019.

Notary Public
My Commission Expires: 11/8/22

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-TJG-19-19213