Karen Johnson Davidson County
Batch# 276508 DEEDWARR
08/26/2019 01:50:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190826-0085768

Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste.
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 171 02 0A 126.00

WARRANTY DEED

Property Address & New Owner :
REBECCA L. MERRITT,
Trustee of the REBECCA L. MERRITT
REVOCABLE LIVING TRUST
278 Glenstone Circle
Brentwood, TN 37027

Mail Tax Statement to:
Rebecca L. Merritt
278 Glenstone Circle
Brentwood, TN 37027

The GRANTOR, **REBECCA L. MERRITT, unmarried,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

REBECCA L. MERRITT, Trustee of the REBECCA L. MERRITT REVOCABLE LIVING TRUST, dated August 12, 2019

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 126, Brentwood Villa, Phase 3-B, of record in Plat Book 6900, Page 4, Amended in Book 6900, Page 329, and as established by Master Deed of record in Book 6923, Page 943, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to REBECCA L. MERRITT, unmarried, by Warranty Deed of record at Instrument No. 20070718-0085418 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 6900, Page 4, Amended in Book 6900, Page 329; By-Laws of record in Book 7423, Page 567, Amended in Book 8074, Page 564; Association Charter of record in Book 6936, Page 895, Amended in Book 7998, Page 249 and Book 8267, Page 270; Master Deed of record in Book 6923, Page 943, as amended by Instrument of record in Book 7035, Page 115 and Book 7101, Page 730, re-filed in Book 7143, Page 18 and amended in Book 7266, Page 84 and Book 7423, Page 574; Easement of record in Book 5155, Page 164, Storm Water Detention Agreement of record in Book 6385, Page 814, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; and that she warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 12th day of August, 2019, by the undersigned.

REBECCA L. MERRITT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **REBECCA L. MERRITT,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 12th day of August, 2019.

NOTARY PUBLIC

LARRY R BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: _____

My Comm. Exp. 3-7-2021

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 12th day of August, 2019.

NOTARY PUBLIC

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 3-7-2021

My Commission Expires: _____