Karen Johnson Davidson County
Batch# 276802 **DEEDWARR**
08/27/2019 10:32:04 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190827-0086182

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$200,000.00** (Two Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 10th day of July, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES: 7-24-21

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Select Home Solutions Group, LLC 916 Marilyn Road Nashville, TN 37209	Same	09106005000

WARRANTY DEED

FOR AND IN 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, I/WE, **JAY BENTON MERRYMAN, MARRIED AND JOSEPH ALAN MERRYMAN, UNMARRIED** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SELECT HOME SOLUTIONS GROUP, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 8 on the Plan of West Park, of record in Plat Book 2331, Page 17, Register's Office for said County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Betty C. Merryman, a single person, by deed from Billy D. Wade and spouse, Kimberly D. Wade, dated 6/30/1994 and filed for record on 07/05/1994 in Book 9396, Page 949, Register's Office for Davidson County.

Being the same property conveyed to Betty C. Merryman, unmarried , Jay Benton Merryman, married, and Joseph Alan Merryman, unmarried, as tenants in common with right of survivorship, by Quitclaim Deed from Betty C. Merryman of record in Instrument No. 20110405-0025967, Register's Office for Davidson County, Tennessee ,

Being the same property conveyed to Betty Merryman with a life estate, and Jay Benton Merryman, married, and Joseph Alan Merryman, unmarried, as tenants in common with the right of survivorship, by deed dated 03/25/2011, and filed for record on 04/24/2012 in Instrument No. 20120424-0034785, Register's Office for Davidson County, Tennessee. The said Betty Merryman having since died on 03/30/2019, extinguishing her life estate, thereby vesting the subject property in Jay Benton Merryman and Joseph Alan Merryman as surviving tenants in common with right of survivorship.

Being also known as 916 Marilyn Road, Nashville, Tennessee 37209.

Jay Benton Merryman hereby makes oath that the above described property has never been the marital residence of Jay Benton Merryman.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **916 MARILYN ROAD** **NASHVILLE, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2019045191

WITNESS, this 10th day of July, 2019

Jay Benton Merryman

Joseph Alan Merryman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of July, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jay Benton Merryman and Joseph Alan Merryman** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 10th day of July, 2019.

JEFFREY M. GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____