Karen Johnson Davidson County
Batch# 315922 DEEDWARR
11/15/2019 09:05:31 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20191115-0117888

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $220,000.00.

Affiant

Sworn to and subscribed before me this 1st day of November, 2019.

Notary Public
My Commission Expires: 11/17/20

CHRISTINE N. MARON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Mermen Properties, LLC	1417 Meharry Boulevard	Owner	
1417 Meharry Boulevard			**092-04-0-018.00**
Nashville, TN 37208	Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Radnor Homes, LLC, a Tennessee limited liability company,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Mermen Properties, LLC, a Tennessee limited liability,** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being situated on the South side of Harding Street, and being the Westerly thirteen (13) feet of Lot No. 201, and the Easterly eighteen (18) feet of Lot No. 200 in Thomas Harding's Second Addition to Nashville, Tennessee.

Said portion of Lots Nos. 200 and 201 fronts together thirty-one (31) feet on the South side of Harding Street and run back between parallel lines one hundred sixty (160) feet to an alley.

Deed from Booker Brown, and Mary A. Brown to J. Adam Scales, as recorded on the 28th day of June, 1909 in Deed Book 372, Page 420, in the Register' s Office of Davidson County, Tennessee.

Affidavit of Fee Ownership by Inheritance and Residency recorded in Book 7394,

Page 690 and Affidavit of Heirship recorded in Book 11307, Page 95;

Being the same property conveyed to Radnor Homes LLC, a Tennessee Limited Liability Company by Warranty deed from Madeline Barton and Beverly Barton of record in Instrument No. 20190510-0044261 Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 10, 2019.

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

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

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

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1st day of November, 2019.

Radnor Homes, LLC
By: Billy Tatom, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Tatom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the managing member of Radnor Homes, LLC, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained..

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of November, 2019.

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11/17/20