Karen Johnson Davidson County
Batch# 324280 DEEDWARR
12/04/2019 09:44:08 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20191204-0124861

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Gary E. Merritt
~~4732 Kalamath Drive~~
~~Old Hickory, TN 37138~~
111 Seven Springs Dr.
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Gary E. Merritt
111 Seven Springs Drive
Mt. Juliet, TN 37122

MAP/PARCEL 064-12-0-052.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phillis P. Snyder, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Gary E. Merritt, unmarried, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 350 on the Plan of Section Four, Sherwood Forest of record in Plat Book 4460, Page 182 and 183, 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 Phillis P. Snyder, unmarried by Warranty deed from Estate of Edgar T. Williamson by John G. Doak, Sr. as Administrator CTA of record in Book 9515, page 9, Register's Office for Davidson County, Tennessee, dated November 04, 1994 and recorded on November 08, 1994.

This is improved property known as: **4732 Kalamath Drive, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 25th day of November, 2019.

WITNESS MY HAND on this the 24th day of November, 2019

Phillis P. Snyder

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Phillis P. Snyder,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of November, 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09.09.23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 190630