THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124266** Karen Johnson Davidson County Batch# 356716 DEEDWARR 02/11/2020 12:39:30 PM 3 pgs Fees: $18.00 Taxes: $906.13 20200211-0015625	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $244,900.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2020. Notary Public My Commission Expires: 10/4/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Miriam Allred and Shawn Pester 18 Fawn Creek Pass Nashville TN 37214	New Owner	Tax Parcel ID No. 122-01-0A-234.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Merryman and Jerry Pace Merryman, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Miriam Allred and Shawn Pester, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 9 on the plan of Woodland Point Townhomes, Phase III, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MARK MERRYMAN and JERRY PACE MERRYMAN, HUSBAND AND WIFE, by deed from KELLI K. TORMEY, of record in Instrument No. 20050919-0112431, dated September 16, 2005, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 122-01-0A-234.00 CO.

Matters shown on the Plan of record in Instrume n t No. 20000713-0069314, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20001011-0101044, said Register's Office.

Landscape Agreement of record in Instrument No. 20000612-0058346, said Register's Office.

Permanent Easement and Right of Way for Street Purposes of record in Book 8332, page 982, said Register's Office

This is improved property located at 18 Fawn Creek Pass Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2020.

Mark Merryman

Jerry Pace Merryman by Mark Merryman as her attorney in fact

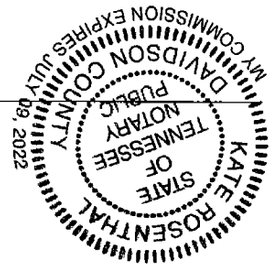
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Merryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jerry Pace Merryman and that he is authorized by Jerry Pace Merryman to execute this instrument on her behalf.

Witness my hand, at office, this 31st day of January, 2020.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

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