WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/23

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

R-P-19-5049

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 363001 **DEEDWARR**
02/25/2020 02:35:13 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20200225-0021034

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Robert William Merritt and Dorothy Francoeur Merritt	**Same as New Owner**	
(NAME)	(NAME)	**151-09-0B-079.00-CO**
5600 Dory Drive AKA 5049 Smith Springs Parkway		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH HEFFINGTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT WILLIAM MERRITT AND DOROTHY FRANCOEUR MERRITT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 77 on the Plan of Final Plat of Phase 1-B Lakeside Cove at Percy Priest of record in Plat at Instrument No. 20050110-00003257, 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 Elizabeth Heffington, unmarried by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20060906-0110237 Register's Office for Davidson County, Tennessee, dated August 24, 2006 and recorded on September 06, 2006.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record as Instrument Number 20050110-0003257, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20041105-0133677, Register's Office for Davidson County, Tennessee
- Easement for Water Mains of record in Book 8175, Page 783, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention of record in Instrument Number 20040914-0110817, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20100219-0012873, in the Register's Office for Davidson County, Tennessee.
- TVA Line Easement of record in Book 2336, Page 614 and Book 4428, Page 571, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Instrument Number 20020212-0018699, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20040914-0110917, Instrument No. 20041021-0126693 and Instrument No. 20050926-0115228, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5600 Dory Drive AKA 5049 Smith Springs Parkway, Antioch, Tennessee 37013**.

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

Witness my/our hand(s) this the 21st DAY OF FEBRUARY, 2020.

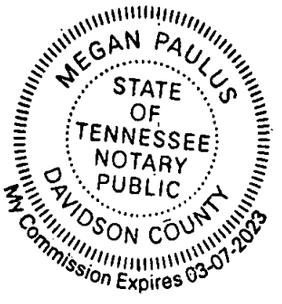
Elizabeth Heffington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH HEFFINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212