Karen Johnson Davidson County Batch# 430161 DEEDWARR 07/02/2020 01:50:50 PM 3 pgs Fees: $18.00 Taxes: $849.15 20200702-0071928	**STATE OF TENNESSEE)** **COUNTY OF Davidson)** **The actual value or consideration, whichever is greater, for this transfer is $229,500.00.** Amanda Burner **Affiant** **Sworn to and subscribed before me this 30th day of June, 2020.** **Notary Public** **My Commission Expires:** 11/17/20

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Philip Brooks	1417 Meharry Blvd	Owner	
1417 Meharry Blvd			**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, it, **Mermen Properties, LLC, a Tennessee limited liability company,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Philip Brooks,** (Grantee), their 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 Richard Manson Trustee by Quitclaim Deed from Elizabeth Jones Scales, James N. Williams, Larry N. Williams, and Elsie Scales Edwards of record in Book 11307, page 98, Register's Office for Davidson County, Tennessee, dated January 11, 1999 and recorded on January 22, 1999. and within the same deed the said Richard Manson, Trustee conveyed his interest in the subject property to Elsie Scales Edwards

Being the same property conveyed to Madeline Barton and Beverly Barton by Quitclaim deed from Elsie Scales-Edwards, a widow of record in Instrument No. 20030604-0076720 Register's Office for Davidson County, Tennessee, dated May 29, 2003 and recorded on June 04, 2003.

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

Being the same property conveyed to Mermen Properties, LLC, a Tennessee limited liability by Warranty deed from Radnor Homes, LLC, a Tennessee limited company of record in Instrument No. 20191115-0117888 Register's Office for Davidson County, Tennessee, dated November 1, 2019 and recorded on November 15, 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, his 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 2020, a lien not yet due and payable.

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

WITNESS my hand this the 30th day of June, 2020.

Mermen Properties, LLC, a Tennessee limited liability company

BY: _____
Billy Tatom, Authorized 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 an authorized member of Mermen Properties, 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 office in Nashville, Tennessee, this 30th day of June, 2020.

_____
NOTARY PUBLIC
My Commission Expires: 11/17/20

