**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 200829314**

Karen Johnson Davidson County
Batch# 476073 **DEEDWARR**
09/15/2020 11:28:51 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20200915-0105131

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $290,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 2020.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES DECEMBER 15, 2021

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Heidi Wendling<br>419 Blackman Road<br>Nashville TN 37211 | New Owner | Tax Parcel ID No.<br>146 08 0 058.00 |

**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, **James Bradley Mercer and Chelsea Kate Mercer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heidi Wendling, married** ("Grantees"), its 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 Lot No. 299 on the Plan of Section Five Crieve Hall Estates, of record in Book 2133, Page 91, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to James Bradley Mercer and Chelsea Kate Mercer, husband and wife, by Warranty Deed from Daniel T. Rohling and wife, Karen B. Rohling, of record in Instrument No. 20130926-0101164, in the Register's Office of Davidson County, Tennessee, dated September 24, 2013 and recorded on September 26, 2013.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Five Crieve Hall Estates, as recorded in Plat Book 2133, Page(s) 91.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2277, Page 110.

This is improved property located at 419 Blackman Road Nashville TN 37211

**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 14th day of September, 2020.

James Bradley Mercer

Chelsea Kate Mercer

STATE OF Tennessee
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Bradley Mercer and Chelsea Kate Mercer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2020.

Lori K. Harmon
Notary Public

My Commission Expires: 4-24-2023

LORI K. HARMON
STATE OF TENNESSEE NOTARY PUBLIC
GREENE COUNTY