Box. 50-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/03/02 14:59 2pgs
Fees:13.00 Taxes:814.00

20020503-0054776

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward W. Lomicka and Michelle S. Derda	Wells Fargo Home Mortgage, Inc.	172-9-A-100
(NAME) 704 North Wickshire Way	(NAME) 100 South Fifth Street	
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Minneapolis, MN 55402-1245	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Annette Merriman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward W. Lomicka and Michelle S. Derda**, ** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

** as tenants in common with a right of survivorship,

Being Lot No. 100 on the Plan of Section Three, Banbury Crossing as of record in Plat Book 9700, Page 665 & 666, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Annette Merriman by Warranty Deed appearing of record under Instrument No. 200012200124585, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 9700, Page 665 & 666, Register's Office of said County. Restrictive Covenants of record in Deed Book 7798, Page 843, and in Book 4148, Page 261, Registers Office for Said County. Declaration of Covenants, Conditions and Restrictions and in Book 10369, Page 48, and in Book 10962, Page 516 (1st Amendment), and in Book 20010523-0053234, Register's Office of said County. Charter of Homeowner's Association as shown of record in Book 11187, Page 575, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 704 North Wickshire Way, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 26th day of April, 2002.

Annette Merriman by Michelle Castille

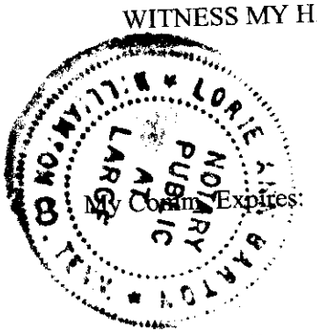
Annette Merriman by: Michelle Castille, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Michelle Castille, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who, under oath, acknowledges that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is the Attorney in Fact for Annette Merriman and that she is authorized by Annette Merriman to execute this instrument on her behalf.

WITNESS MY HAND AND OFFICIAL SEAL on this the 26th day of April, 2002.



NOTARY PUBLIC

My Comm. Expires: 7-20-03

File Number: 12204060

RETURN TO:

Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027