| THIS INSTRUMENT PREPARED BY:<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 26537-04-2007**<br><br>**Record & Return To:**<br>**First Title and Escrow Company, Inc.**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $2,250,000.00.<br>Affiant<br>Subscribed and sworn to before me this 12th day of June, 2007.<br>Notary Public<br>My Commission Expires: |
|---|---|

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

# WARRANTY DEED

| **Address New Owner:**<br>John Wesley Rakow, III, Kathryn Olson Rakow<br>519 Belle Meade Boulevard<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>NEW OWNER | **Tax Information:**<br>Map and Parcel No.:<br>116140092.00 |
|---|---|---|

**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, **Gilbert S. Merritt, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Wesley Rakow, III and wife, Kathryn Olson Rakow** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 519 Belle Meade Boulevard, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 12th day of June, 2007.

Gilbert S. Merritt

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gilbert S. Merritt**, 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.

Witness my hand, at office, this 12th day of June, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/15/07 14:02 2 pgs
Fees:13.00 Taxes:8325.00

20070615-0071975

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Consolidation Plat Merritt Subdivision as of record in Instrument No. 20031023-0157050, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Gilbert S. Merritt and Robin Saxon Merritt by deed dated September 13, 1993 from A. Everette James, Jr. and wife, Jeannette C. James of record in Book 9080, page 223, Register's Office for Davidson County, Tennessee, and by Deed from Ward DeWitt, Jr. and wife, Barbara M. DeWitt of record in Instrument No. 20020111-0004729. Being further conveyed to Gilbert S. Merritt by Quitclaim Deeds from Robin Saxon Merritt of record in Instrument No. 20060329-0035226 and Instrument No. 20060605-0066005.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Instrument No. 20031023-0157050, Register's Office for Davidson County, Tennessee.