File No. 281200262

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2011~~. 11/5/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/30/09 15:08 2 pg:
Fees:13.00 Taxes:373.70
20090130-0008287

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Merkle	Charles Merkle	Map 61-110 Parcel 103.00
(NAME) 1015 Matthews Avenue	(NAME) 1015 Matthews Avenue	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(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 considerations, the receipt of which is hereby acknowledged, **SELENE RMOF REO ACQUISITION LLC**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Charles Merkle and wife Veronica Merkle**, hereinafter called the grantee(s), their heirs and assigns, a 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. 22, Plat of a Resubdivision of Lots No. 11 to 17 Inclusive, in I.C. McMahans Maplewood Tract, of record in Plat Book 547, Page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to SELENE RMOF REO ACQUISITION LLC by Special Warranty Deed from SUTTON FUNDING LLC of record in Instrument No. 20090130000828 dated 12/17/2008 and filed for record on January 30, 2009, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1015 Matthews Avenue, Nashville, TN 37216
(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 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 our hands this 23rd day of December, 2008.

Selene RMOF REO Acquisitions, LLC

By: Carter Nicholas
Its: Vice President

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Carter Nicholas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Selene RMOF FEO Acquisition, LLC, the within named bargainor, a limited liability company, and that he as such V.P., as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Vice President.

Witness my hand at office this 23rd day of December, 2008.

Commission expires:

Notary Public

CARINE TOUMA
Notary Public
STATE OF TEXAS
My Comm. Exp. Feb. 21, 2012

(seal)

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RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122