WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090021072 DEEDWARR
Recvd: 03/31/09 14:00 2 pgs
Fees:13.00 Taxes:954.60

20090331-0028918

G-VRE-09-0114

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF March, 2009

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 07/25/09

Rachel Nedl
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shayne Merrick	New Owner	
940 Gale Lane #114 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	118-5-A-36.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ADAM JOSEPH STEMLE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAYNE MERRICK, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING 13, APARTMENT B, ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 186, AMENDED AT INSTRUMENT NO. 20031107-0163683, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ADAM JOSEPH STEMLE, UNMARRIED BY WARRANTY DEED FROM 940 PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 3RD DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050103-0000242, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LINDSEY STEMLE JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY ANY/ALL INTEREST SHE MAY HAVE IN SUBJECT PROPERTY BY VIRTUE OF HER MARRIAGE TO ADAM JOSEPH STEMLE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS OF RECORD IN BOOK 4460, PAGE 186 AS AMENDED IN INSTRUMENT NUMBER 20031107-0163683; BOOK 4611, PAGE 682, BOOK 4710, PAGE 244; BOOK 4611, PAGE 692 AND INSTRUMENT NUMBER 19991230-0308948; BOOK 4711, PAGE 48 AND INSTRUMENT NUMBER 20031107-0163682; AND BOOK 4710, PAGE 602, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane #114, Nashville, Tennessee 37204
(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 my/our hand(s) this 27th day of March, 2009.

Adam Joseph Stemle

Lindsey Stemle

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Joseph Stemle and wife, Lindsey Stemle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of March, 2009.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

~~RETURN TO:~~
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215