WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2009

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MICHELLE MARIE YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 20, 2010

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kelly Merkel	SunTrust Mortgage, Inc.	Parcel ID:
127 Lakebrink Drive	401 Commerce Street, Suite 6100	096160A04800CO
Nashville, TN 37214	Nashville, TN 37219	

FOR AND IN 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

Angela P. Perry, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kelly Merkel
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:

BEING Lot No. 42 on the First Revision Plan of Larchwood, Planned Unit Development, Section 2, Phase One, of record in Plat Book 6200, page 347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Angela P. Perry, unmarried, by Warranty Deed dated October 28, 2002, from Jerelle M. Fleetwood, unmarried, of record in Instrument 20021031-0133640, said Register's Office.

This conveyance is subject to: (1) all matters appearing on the plan of record in Plat Book 6200, page 347, said Register's Office; and (2) Restrictive Covenants of record in Book 6301, page 82; Book 6301, page 96; Book 6299, page 152; Book 6299, page 166; Book 6391, page 149; Book 6767, page 385; (Book 6838, page 654 Survey Correction) and Book 7045, page 849, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 127 Lakebrink Drive, Nashville, TN 37214

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 hand this 23rd day of October, 2009.

Angela P. Perry

BILL GARRETT, Davidson County
Trans:T20090075256 DEEDWARR
Recvd: 11/04/09 10:32 2 pgs
Fees:13.00 Taxes:381.10

20091104-0101889

STATE OF KANSAS
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela P. Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of October, 2009.

My Commission Expires: 7-8-2012

Notary Public

Craig Novorr
Notary Public State of Kansas
My Apt Expires 7-8-2012

Return TO:

Foundation Title and Escrow, LLC
9175 Carothers Parkway
Suite 110
Franklin, TN 37067