BILL GARRETT, Davidson County
Trans: T20100006955 DEEDWARR
Recvd: 02/03/10 15:31 2 pgs
Fees: 13.00 Taxes: 177.60

20100203-0008764

WARRANTY DEED

ET-09-1596

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Thomas Rollins
Affiant

Subscribed and sworn to before me, this 15th DAY OF January, 2010.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Thomas Rollins	Thomas Rollins	
609 Vester Court (ADDRESS)	609 Vester Court (NAME) (ADDRESS)	071-10-0-103.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

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, we GARY EDWARD MERRITT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS ROLLINS, UNMARRIED, 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 Lot No. 43 on the Plan of Weakley and Dodd's Subdivision of Lot No. 17, Plan of Brooklyn of record in Plat Book 57, Page 126, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is improved property known as 609 Vester Court, Nashville, TN 37207.

Being the same property conveyed to Gary Edward Merritt, married, by Deed from Susan R. Miller, married, of record as Instrument No. 20091125-0108225, in the Register's Office for Davidson County, Tennessee, dated November 3, 2009. Said property being previously conveyed to Susan R. Miller, married, by Dale Hemmerly Miller, married, of record as Instrument No. 20080107-0002014, in the Register's Office for Davidson County, Tennessee, dated January 3, 2008. Said property previously conveyed to Dale Hemmerly Miller, married, by Warranty Deed from Gary Merritt, married, of record as Instrument No. 20061222-0158497, in the Register's Office for Davidson County, Tennessee, dated December 5, 2006.

This is investment property, and has never been the principal residence of Gary Edward Merritt.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 57, Page 126; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 609 Vester Court, Nashville, Tennessee 37207
(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 15th day of January, 2010.

Gary Edward Merritt

STATE OF Tennessee

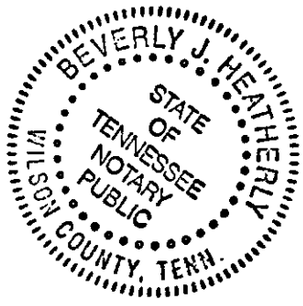
County of Wilson

On this the 15th day of January, 2010, before me personally appeared Gary Edward Merritt, married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of January, 2010.

Beverly J. Heatherly

Notary Public



My Commission Expires: 09-17-11

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520