WARRANTY DEED

File Number: 70783

Davidson County DEEDWARR
Recvd: 04/19/10 11:22 3 pgs
Fees:18.00 Taxes:543.90
20100419-0029254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Shernaye Carmelia Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2010

RACHELL L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: AFFIX SEAL

My Commission Expires: May 6, 2013

THIS INSTRUMENT WAS PREPARED BY:
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shernaye Carmelia Johnson	Regions Bank d/b/a Regions Mortgage	058-15-0-171.00
(NAME) 4124 Home Haven Dr.	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **The Estate of Rosetta Merrimon**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shernaye Carmelia Johnson, an unmarried woman**, 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:

4124 Home Haven Drive., Nashville, TN 37218 **Map & Parcel 058-15-0-171.00**

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Gold Key Addition, Section One, of record in Plan Book 4675, pages 14 and 15, Register's Office for said County.

Said Lot No. 24 fronts 100.0 feet on the southerly margin of Home Haven Drive and extends back between parallel lines 160.0 feet to a dead line on the rear.

Being the same property conveyed to John C. Merrimon et ux Rosetta A. Merrimon by Warranty Deed from Cumberland Builders, Inc., a Tennessee Corporation dated August 13, 1976, of record in Book 5057, page 94, said Register's Office for Davidson County, Tennessee. *

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

unimproved ☐

This is improved ☒ property, known as 4124 Home Haven Dr., Nashville, TN 37218

(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 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 8th day of April 2010.

The Estate of Rosetta Merrimon

Victoria Arthur C.T.A. for the Estate of Rosetta Merrimon

By: Victoria Arthur, Administrator

*-The said John C. Merrimon having expired on October 10, 1991, and Rosetta A. Merrimon having expired on July 20, 2005, the Estate probated of record in Docket No. 09P1622, in Davidson County 7th Circuit.

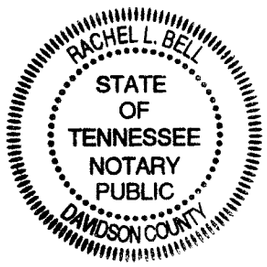
STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said Country and State, the within name Victoria Arthur, Administrator for The Estate of Rosetta Merrimon, deceased, the bargainor(s), 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of April 2010.

Commission expires:

My Commission Expires:
May 6, 2013



Notary Public

PINNACLE
Title & Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 / (615) 256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tiffany R. Addison, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: _____

TIFFANY R. ADDISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAR. 4, 2013