WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/11 16:03 2 pgs
Fees:13.00 Taxes:555.00
20110225-0015700

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Affiant

Subscribed and sworn to before me this 25 day of Feb, 20 11.

Notary Public
My Commission expires: Jan 6, 2014
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeremy Kelton	SAME	083-06-0-313.00
908 Caruthers Avenue		
Nashville, TN 37204	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Thomas R. Merrill, Kenneth Merrill, Rebecca Morgan and Michael Merrill,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeremy Kelton**, unmarried, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly part of Lot Number Fourteen (14) on the Plan of Olivia W. Sharpe's Second Addition, as of record in Book 421, page 176, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at the southwest corner of 16th Street and Stratton Avenue, and running thence westerly with the southerly margin of said Avenue 104 feet to a point; thence southerly 71.3 feet to a point in the north line of the Tamble property; thence with the north line of the same easterly 103.9 feet to the westerly margin of 16th Street; thence with the westerly margin of said street, northerly 71.5 feet to the point of beginning.

Being the same property conveyed to Thomas R. Merrill, Kenneth Merrill, Rebecca Morgan and Michael Merrill, by Affidavit of Inheritance of Real Estate, on July 21, 2010, of record in Instrument Number 20100723-0057951, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 176, Register's Office Davidson County, Tennessee.

This is improved property known as: **1512 Stratton Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 25, 2011.

Rebecca Morgan

Michael Merrill

Thomas R. Merrill
Attorney in Fact

Kenneth Merrill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kenneth Merrill, Rebecca Morgan and Michael Merrill,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 25, 2011

My commission expires 8/23/11

Notary Public

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Rebecca Morgan**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Thomas R. Merrill**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Thomas R. Merrill the bargainor(s), by the said Rebecca Morgan, as Attorney-in-Fact.

WITNESS my hand and seal, this 25th day of February, 2011.

NOTARY PUBLIC My Commission Expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY