WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/11 12:35 3 pgs
Fees:18.00 Taxes:703.00
20110329-0024139

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$190,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of March, 2011.

Notary Public
My Commission expires: 8/3/14
(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	083-10-0-018.00 & 083-10-0-017.00
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, Michael Merrill, Thomas R. Merrill, Rebecca Morgan**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeremy Kelton**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Parcel 1: 409 N. 16th Street:
Being Lot No. 256 and 257 on the plan of McEwen Place, of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 256 fronts 30 feet on the easterly side of North 16th, formerly Hickman Street and runs back between parallel lines 128 feet to an alley. Said Lot No. 257 fronts 25 feet on the easterly side of North 16th, formerly Hickman Street and runs back between parallel lines 128 feet to an alley.

Being the same property conveyed to Georgia D. Smith and Lee S. Millsap each an undivided 1/2 interest as tenant in common for her respective life with remainder over of full fee to survivor of first grantee to die by Deed from Georgia D. Smith of record in Book 5360, page 539, Register's Office for Davidson County, Tennessee. The said Lee S. Millsap died on December 16, 2005 leaving sole ownership of said property to Georgia D. Smith. Georgia D. Smith having died on December 15, 2009 leaving as her only heirs at law, Thomas R. Merrill, Kenneth Merrill, Rebecca Morgan and Michael Merrill. Affidavit of Inheritance of Real Estate of record in Instrument Number 20100723-0057947, said Register's Office.

Parcel 2: 411 N. 16th Street:
Being Lot No. 253, 254 and 255 on the plan of McEwen Place, of record in Book 332, page 153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No 255 is described as follows: Beginning on the easterly margin of North 16th Street at the southwest corner of Lot No. 254; thence with the line between Lots Nos. 254 and 255, eastwardly 135.5 feet to the common corner of Lots Nos. 254, 255, 242 and 243; thence with the line between Lots Nos. 242 and 255, southwardly 20 feet to the northerly margin of an alley; thence with said alley westwardly 7.5 feet to a turn in said alley; thence with the westerly margin of said alley southwardly 10 feet to the northeast corner of Lot No. 256; thence with the line between said Lots Nos. 255 and 256, westwardly 129 feet to the easterly margin of North 16th Street; thence with the same northwardly 30 feet to the beginning.

Being the same property conveyed to Georgia D. Smith, unmarried, by deed from Margaret S. Hyde, on September 21, 1959, of record in Book 2962, page 402, Register's Office for Davidson County, Tennessee. Georgia D. Smith having died on December 15, 2009 leaving as her only heirs at law, Thomas R. Merrill, Kenneth Merrill, Rebecca Morgan and Michael Merrill. Affidavit of Inheritance of Real Estate of record in Instrument Number 20100723-0057948, said Register's Office.

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 332, page 153, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **409 & 411 North 16th Street, 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 March 24, 2011.

Kenneth Merrill

Michael Merrill

Thomas R. Merrill by Rebecca Morgan as Attorney-in-fact

Rebecca Morgan

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 person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 24, 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 24th day of March, 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: 9/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY