WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110022873 DEEDWARR
Recvd: 04/19/11 08:41 2 pgs
Fees:13.00 Taxes:1165.50
20110419-0029945

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **April, 2011**

Notary Public

MY COMMISSION EXPIRES: 07/08/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey T. Merkel and Jennifer L. Giuseffi	Newowner	10415009200
(NAME)	(NAME)	
2704 Sunset Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Martin Cerjan and Mitzi Cerjan**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey T. Merkel and wife, Jennifer L. Giuseffi,** 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 the easterly half of Lot No. 40 on the map of Sunset Park as of record in Book 332, page 132, Register's office for Davidson County, Tennessee.

Said part of Lot No. 40 fronts 50.0 feet on the northerly side of Sunset Place, formerly turner Avenue, and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Martin J. Cerjan and wife, Mitzi L. Cerjan by Warranty Deed from Petar W. Daniel and wife, Elizabeth S. Daniel dated May 22, 2000 and recorded in Instrument No. 200005240051978, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2704 Sunset Place, Nashville, TN 37212

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, has 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.

MC by MC AIF
MC

Witness our hands this **15th** day of **April, 2011**

Martin Cerjan by Mitzi Cerjan as Attorney in Fact

Martin Cerjan by Mitzi Cerjan as Attorney in Fact

Mitzi Cerjan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Mitzi Cerjan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **April, 2011**

Notary Public

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 7/3/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of April, 2011, before me personally appeared Mitzi Cerjan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Martin Cerjan, and who acknowledged that she executed the same as the free act and deed of the said Martin Cerjan, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20110419002994, said Register's Office.

Witness my hand and official seal this 15th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON