WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/11 15:23 3 pgs
Fees:18.00 Taxes:301.45
20110609-0044383

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $81,472.17.

Affiant

Subscribed and sworn to before me this 7th day of June, 2011.

Notary Public
My Commission expires: 1-4-14
(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	083-10-0-031.00
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**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 220 and 221 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 lots adjoin and front together 60 feet on the easterly side of Rudolph Street and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Georgia D. Smith, unmarried, by deed from Evelyn B. Weaver, on August 23, 1972, of record in Book 4632, page 704, Register's Office for Davidson County, Tennessee. Georgia D. Smith having since died leaving as her only heirs-at-law, Thomas R. Merrill, Kenneth Merrill, Rebecca Morgan and Michael Merrill. Affidavit of Heirship of record in Instrument Number 20100723-0057949, 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 133, Register's Office Davidson County, Tennessee.

This is improved property known as: **421 Rudolph 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 June 7, 2011.

Kenneth E. Merrill
Kenneth Merrill

Michael N. Merrill
Michael Merrill

Thomas R. Merrill by Rebecca Morgan as attorney in fact

Thomas R. Merrill
By Rebecca Morgan, as attorney-in-fact

Rebecca M. Morgan

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 June 7th 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 7th June 2011

My Commission Expires: 8/23/11

NOTARY PUBLIC

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: 5/23/11

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY