# WARRANTY DEED

G-CLLG-11-2513

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Walter J H Merrill
Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Walter J H Merrill | Wells Fargo Bank, NA | |
| 2513 Sunset Place (ADDRESS) | 10401 Deerwood Park Blvd (NAME) (ADDRESS) | |
| Nashville, TN 37212 (CITY) (STATE) (ZIP) | Jacksonville, FL 32256 (CITY) (STATE) (ZIP) | 104-15-114.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we K. LEMOYNE B. HARWELL, MARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WALTER J H MERRILL, AN UNMARRIED PERSON AND WALTER H. MERRILL, A MARRIED PERSON AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE WESTERLY PORTION OF LOT NO. 25 OF THE SUNSET PARK SUBDIVISION AS RECORDED IN BOOK 332, PAGE 132, REGISTER'S OFFICE OF DAVIDSON COUNTY, AND BEING MORE FULLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT NO. 25 AND RUNNING EASTERLY FORTY-NINE (49) FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT NO. 25; THENCE SOUTHERLY ONE HUNDRED SIXTY AND ONE-HALF (160.50) FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF SAID LOT NO. 25; THENCE FORTY-NINE (49) FEET WESTERLY TO THE SOUTHWEST CORNER OF SAID LOT NO. 25 THENCE NORTHERLY TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO K. LEMOYNE B. HARWELL, AN UNMARRIED PERSON BY WARRANTY DEED FROM MARY BETH BOONE, AN UNMARRIED PERSON, RECORDED ON THE 3RD DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020603-0067016, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

K. LEMOYNE B. HARWELL IS NOW MARRIED. THIS HAS NEVER BEEN THE PRINCIPAL MARTIAL RESIDENCE OF K. LEMOYNE B. HARWELL AND WIFE, AZIMAHANA M. AMIR SHAHARODDIN AND SPOUSE HAS NEVER RESIDED IN THE ABOVE DESCRIBED PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 132, AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 2513 Sunset Place, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110048874 DEEDWARR
Recvd: 08/10/11 09:11 2 pgs
Fees:13.00 Taxes:962.00
20110810-0061514

Witness my/our hand(s) this 29th day of July, 2011.

K. Lemoyne B. Harwell by John Gleaves

K. Lemoyne B. Harwell

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of July, 2011, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of K. Lemoyne B. Harwell and who acknowledged he executed the same as the free act and deed of the said K. Lemoyne B. Harwell.

Witness my hand and official seal, this the 29th day of July, 2011.

Notary Public

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-20-14

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903