THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11121784** SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Nicholas Greco Affiant Subscribed and sworn to before me, this25th day of January, 2012. Notary Public My Commission Expires: 7-6-15

WARRANTY DEED

Address New Owner: Daniel Worley and Anna G. Sherard 4203 Dakota Avenue Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ Suntrust Mortgage, Inc P.O. Box 79041 Baltimore, MD 21279-0041	Tax Information: Tax Parcel ID No. 09116027400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patrick W. Merkel and wife, Elizabeth M. Merkel** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Worley, unmarried and Anna G. Sherard, (Anna G. Sherard is also known as Anna Gabrielle Sherard), unmarried, as tenants in common with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Westerly 11.0 feet of Lot No. 102 and the Easterly 49.0 feet of Lot No. 104, Block 5, on the Plan of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 102 and 104 front together 60.0 feet on the Southerly side of Dakota, formerly 4th Avenue, and run back between parallel lines, 150.0 feet, to an alley.

Being the same property conveyed to Patrick W. Merkel and wife, Elizabeth M. Merkel by Warranty Deed from Thomas M. Stocker, single, recorded on the 1st day of April, 2002 in Instrument No. 20020401-0039265, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK 5, PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, as recorded in Plat Book 57, Page(s) 103.

This is improved property located at 4203 Dakota Avenue Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20120006588 DEEDWARR
Recvd: 01/27/12 12:18 2 pgs
Fees:13.00 Taxes:1239.50
20120127-0007814

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of January, 2012.

Patrick W. Merkel

Elizabeth M. Merkel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick W. Merkel and Elizabeth M. Merkel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of January, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014