2Lb

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2012.

Notary Public
MY COMMISSION EXPIRES:
File No. 12-4632D

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

BILL GARRETT, Davidson County
Trans:T20120044439 DEEDWARR
Recvd: 06/15/12 13:36 2 pgs
Fees:13.00 Taxes:727.05
20120615-0052799

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Marilyn Jo Merdler, unmarried (NAME)	Primelending (NAME)	61-8-128
4602 Camellia Place (STREET ADDRESS)	18111 Preston Rd., Ste. 900 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (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 HEREBYACKNOWLEDGED, WE, **Bethany Rose Haynie now known as Bethany Rose Haynie Tippitt, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marilyn Jo Merdler, unmarried,** 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 Lot No. 17 on the unrecorded Plan of the George C. Nolen's subdivision of a 10 acre tract, described according to a survey made by Erle Drake, Surveyor, May 30, 1935 as follows:

Beginning on the easterly margin of Camellia Place formerly Newton Avenue, at the corner of Lot Nos. 16 and 17, being the southwest corner of the property conveyed to Douglas C. Smith and wife, by deed from R.C. Beasley and wife, of record in Book 1788, Page 3, Register's Office for Davidson County, Tennessee; thence with the southerly line of said Smith property eastwardly 220 feet; thence southwardly and parallel with the easterly margin of Camellia Place, 100 feet to the corner of Lot Nos. 17 and 18; thence with the line between said two lots, westwardly 220 feet to the easterly margin of Camellia Place; thence with said Place northwardly 100 feet to the beginning.

BEING the same property conveyed to Bethany Rose Haynie from Anna M. Seiverling, by Deed dated July 25, 2007, as Instrument No. 200707310090574, in the Register's Office for Davidson County, Tennessee.

Bethany Rose Haynie is now married and known as Bethany Rose Haynie Tippitt.

This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 1725, page 209, and in any allied instrument(s) referred to in said restrictions.

2. Easement for sanitary sewers and storm drainage as recorded in Book 4203, page 299, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4602 Camellia Place, Nashville, TN 37216.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 30th day of May, 2012.

Bethany Rose Haynie Tippitt

Bethany Rose Haynie

May 30, 2012
Date

Bethany Rose Haynie Tippitt

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Bethany Rose Haynie now known as Bethany Rose Haynie Tippitt, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2012.

My Commission Expires: 10/2/2015

Notary Public

BRIAN L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066