Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hermitage, TN 37076
File No. 12-0673T

Davidson County DEEDWARR
Recvd: 10/26/12 15:44 3 pgs
Fees:18.00 Taxes:362.60
20121026-0098629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$98,000.00.**

Affiant

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2 day of October, 2012.

Notary Public
Commission Expiration: 10.5.2015

ADDRESS OF NEW OWNER:
Vilanda I. Merritt
101 Laurel Hill Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Mortgage Investors Group
8320 E. Walker Springs Ln., #200
Knoxville, TN 37923

MAP-PARCEL:
064130B 048.00 CO

WARRANTY DEED

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,

Susan Elizabeth Downey Kiel, Executrix of the Estate of Mary Elizabeth Downey

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vilanda I. Merritt, an unmarried person

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 all of Unit No. 101 on a Horizontal Property Regime as shown on the condominium site plat of Laurel Hill Courtyard Homes, according to the Master Deed of record in Book 7466 (erroneously referred to as Book 7456), Page 438, as amended in Book 7717, Page 82, and more particularly described in Plat Book 6900, Page 573, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Mary Elizabeth Downey, by Warranty Deed dated April 7, 2004 from Billie J. Myers, married and filed of record in April 8, 2004 in Instrument No. 20040408-0040397, Register's Office for Davidson County, Tennessee. The said Mary Elizabeth Downey, having died October 28, 2011, and pursuant to the last will and testament dated November 3, 2001, said property equally divests to Susan Elizabeth Downey Kiel, Nancy Bach Downey Earley, Melinda Reed Downey Sepmeyer and Melvin Reed Downey, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **101 Laurel Hill Drive, Old Hickory, TN 37138**

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 2nd **day of October, 2012.**

Estate of Mary Elizabeth Downey

Susan Elizabeth Downey Kiel, Executrix

Susan Elizabeth Downey Kiel, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Susan Elizabeth Downey Kiel,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be the **Executrix** of the **Estate of Mary Elizabeth Downey**, the within named bargainor, and that she as such **Executrix**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Estate** by herself as **Executrix.**

Witness my hand and official seal this 2 **day of October, 2012**

Notary Public
Commission Expiration:

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

Certificate of Authenticity

I, Julia A. Hirt, 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 Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.