# WARRANTY DEED

G-BR-13-519

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH 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 |
|---|---|---|
| Warren L. Corwin | Magna Bank | |
| 519 S 11th Street (ADDRESS) | 6525 Quail Hollow Rd., Ste. 300 (ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Memphis, TN 38120 (CITY) (STATE) (ZIP) | 94-1-16.00 |

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 KELLY HUGHES MERRELL AND GENA SEREY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WARREN L. CORWIN AND WIFE, MONA M. CORWIN, 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 LOTS 13 AND 14, PAYNE, BLAKEMORE AND CUMMINGS ADDITION TO NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 70, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY

.BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM KELLY H. MERRELL A/K/A KELLY HUGHES MERRELL AND GENA SEREY, HUSBAND AND WIFE TO KELLY HUGHES MERRELL AND GENA SEREY, A MARRIED COUPLE AS RECORDED ON THE 14TH DAY OF DECEMBER, 2012 IN INSTRUMENT NO. 20121214-0115301 AND WARRANTY DEED FROM MELISSA P. HAMILTON, UNMARRIED TO KELLY H. MERRELL AND GENA SEREY, HUSBAND AND WIFE AS RECORDED ON THE 17TH DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090617-0056234, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 57, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 519 S 11th Street, Nashville, Tennessee 37206
(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:T20130046775 DEEDWARR
Recvd: 06/05/13 09:25 2 pgs
Fees:13.00 Taxes:924.63
20130605-0056797

Witness my/our hand(s) this 31st day of May, 2013.

Kelly Hughes Merrell

Gena Serey by Kelly Hughes Merrell, attorney in fact

Gena Serey by Kelly Hughes Merrell, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly Hughes Merrell, the within named bargainor, 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 the 31st day of May, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared KELLY HUGHES MERRELL 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 GENA SEREY and who acknowledged he/she/they executed the same as the free act and deed of the said GENA SEREY.

Witness my hand and official seal, this the 31st day of May, 2013.

Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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