[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.] 26b

Howard Mertz and Vickie Mertz	New Owners	Map and Parcel
3113 Forrest Park Avenue		128-11-0-004.00
Nashville, TN 37215		14465

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ingrid Seven, as Executrix for the Estate of Dieter H. Sevin and Ingrid Sevin as Trustee of Dieter Sevin Marital Trust, a testamentary trust under the Will of Dieter H. Sevin** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Howard Mertz and wife, Vickie Mertz** (The "Grantees"), their heirs and/or assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 37, Holt Meadows, as shown on plat of record in Plat Book 4300, page 174, 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 Quitclaim Deed from Tom Lowry, Trustee to Dieter Sevin as recorded on the 20th day of October, 1989 in Deed Book 7964, page 507 and Warranty Deed from Jerry Landers, Jr. and wife, Phyllis F. Landers to Ingrid Sevin and Deeter Sevin as recorded on the 13th day of December, 1977 in Deed book 5232, page 790,in the Register's Office of Davidson County, Tennessee. Dieter H. O. Sevin died on July 29, 2012 and Ingrid Sevin was appointed as Executrix pursuant to his Last Will and Testament dated March 8, 2012 which was admitted to probate with the Williamson County Probate Court in Case No. P6708 in Chancery Court for Williamson County, Tennessee. The Executrix has the power to sell real estate as a probate asset pursuant to said Last Will and Testament.

This is improved real property commonly known as **512 Holt Valley Road, Nashville, Tennessee 37221.**

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Any and all matters appearing on the Plat of record in Plat Book 4300, page 174, said Register's Office for Davidson, County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130052618 DEEDWARR
Recvd: 06/21/13 10:18 2 pgs
Fees:13.00 Taxes:355.20
20130621-0063732

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $96,000.00.

Affiant

Subscribed and sworn to before me this 20th day of June, 2013.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

My commission expires:

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and/or assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above. And Grantors do further covenant and bind it selves, successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of June, 2013.

THE ESTATE OF DIETER H. SEVIN

BY: Ingrid Sevin, executrix
INGRID SEVIN, EXECUTRIX

DIETER SEVIN MARITAL TRUST,
A TESTAMENTARY TRUST UNDER THE WILL
OF DIETER SEVIN

BY: Ingrid Sevin, trustee
INGRID SEVIN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Ingrid Sevin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix for the Estate of Dieter H. Sevin and that she as Executrix 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 at Nashville, Tennessee, this 20th day of June, 2013.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: My Comm. Expires May 8, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Ingrid Sevin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of Dieter Sevin Marital Trust, a testamentary trust under the will of Dieter H. Sevin and that she as Trustee executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by herself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of June, 2013.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: My Comm. Expires May 8, 2017