THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110090** BILL GARRETT, Davidson County Trans:T20130103998 DEEDWARR Recvd: 12/12/13 14:12 2 pgs Fees:13.00 Taxes:1615.05 20131212-0125930	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $436,500.00. Affiant Subscribed and sworn to before me, this 11th day of December, 2013. Notary Public My Commission Expires:

RACHEL NEAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 9, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Keith W. Merrill 2520 Fairfax Avenue Nashville, TN 37212	Keith W. Merrill 2520 Fairfax Avenue Nashville, TN 37212	Tax Parcel ID No. 10411014800

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, **Robert Andrew Sharp Sr.*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith W. Merrill**, **unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*unmarried

Land in Davidson County, Tennessee, being lot No. 10 on the Map of Bransford Realty Company's Subdivision, of the Edgar Jones Home Place, as of record in Book 421, Page 7, Register's Office for said County.

Said lot No. 10 fronts 60 feet on the South side of Jones Avenue and runs back between parallel lines 185 feet to an alley.

Being part of the same property conveyed by Executor's Deed from Robert Andrew Sharp, Sr., as Executor to Robert Andrew Sharp, Sr. as recorded on the 23rd day of October, 1997 in Deed Book 10656, Page 840; Probate Docket #95P903; Last Will and Testament as recorded in Will Book 198, Page 145 and Warranty Deed from Ethelyne Tatom (unmarried) to Finis R. Sharp, Jr. and wife, Mary T. Sharp as recorded on the 20th day of April, 1951 in Deed Book 1970, Page 602, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, as recorded in Plat Book 421, Page(s) 7.

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

This is improved property located at 2505 Fairfax Ave Nashville TN 37212.

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.

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 11th day of December, 2013.

Robert Andrew Sharp Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Andrew Sharp Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014