THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas A. Merritt Jessica M. Salisbury 820 Benton Avenue Nashville, TN 37204	Franklin American Mortgage 501 Corporate Centre Dr Suite 400 Franklin TN 37067	105-10-147.00

Davidson County DEEDWARR
Recvd: 12/16/13 14:03 4 pgs
Fees:23.00 Taxes:1919.38
20131216-0126891

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $518,750.00

Affiant

Subscribed and sworn to before me, this the 11th day of December, 2013.

Notary Public

My Commission Expires: 8-10-14
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Mark Killian Brewer, married, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Thomas A. Merritt, an unmarried man and Jessica M. Salisbury, an unmarried woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being part of Lots #108 and 111 on the Plan of Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, and described according to survey made by Hal R. Swann, Jr., Surveyor, December 17, 1949, as follows:

Beginning on the northerly margin of Benton Avenue, formerly Harewood Avenue, 60 feet east of the southwest corner of Lot #111, being the southeast corner of part of said Lot #111 conveyed to Samuel R. Owen by deed from Delaplaine Snodgrass of record in Book 607, page 458, Register's Office for Davidson County, Tennessee; thence with the northerly margin of said Avenue easterly 68.8 feet to the southwest corner of a part of Lot 108 conveyed to Margaret C. Nottingham by deed from Delaplaine Snodgrass of record in Book 636, page 298, said Register's Office; thence with said Nottingham's westerly line northerly 178 feet, more or less, to the southerly margin of an alley, said point also being 10.1 feet east of the common northerly corner of Lots #108 and 111; thence with the southerly margin of said alley westerly 86.1 feet to the northeast corner of a part of said Lot 111 conveyed to Samuel R. Owen as aforesaid; thence with said Owen's easterly line southerly 170 feet, more or less, to the point of beginning.

Being the same property conveyed to Mark Killian Brewer, married by Warranty Deed from Denine Rowan, married, dated December 20, 2011, recorded December 22, 2011, of record in Instrument No. 20111222-0100103, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Denine Rowan by Warranty Deed dated October 3, 2000, recorded October 12, 2000, of record in Instrument No. 20001012-0101579, as corrected by Scrivener's Affidavit of record in Instrument No. 20111215-0097478, said Register's Office.

Lelanie Brewer joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **820 Benton Avenue, Nashville, TN 37204**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Property taxes for the year 2013 have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes, and (2) All matters appearing on the Plan of Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Mark Killian Brewer and Lelanie Brewer, by J. David Wicker pursuant to a Power of Attorney executed by Mark Killian Brewer and Lelanie Brewer on December 11, 2013, of record in Instrument No. 20131216-0126889 and Instrument No. 20131216-0126890, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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 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, 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 al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **11th** day of **December, 2013.**

GRANTOR(S)

Mark Killian Brewer by J. David Wicker, his Attorney-in-Fact

Lelanie Brewer by J. David Wicker, her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mark Killian Brewer,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **11th** day of **December, 2013.**

Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 12/21/2015

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Lelanie Brewer,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **11th** day of **December, 2013.**

Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 12/21/2015

EXHIBIT "A"
To
Warranty Deed

FROM: Mark Killian Brewer, married

TO: Thomas A. Merritt, an unmarried man and Jessica M. Salisbury, an unmarried woman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

J. David Wicker, Affiant

Sworn to and subscribed before me this 11th day of December, 2013.

Notary Public

My Commission Expires: 12/21/2015

TINA HAWKINS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY SUMNER

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-10-14

