This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 181100A15100C0

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Michael E. Elsner and Matthew Elsner
6921 Scarlet Ridge Drive
Brentwood, TN 37027

SEND TAX BILLS TO:

SAME

BILL GARRETT, Davidson County
Trans:T20140010801 DEEDWARR
Recvd: 02/14/14 10:46 2 pgs
Fees:13.00 Taxes:758.50
20140214-0013124

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **STACY L. MERIDA, UNMARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MICHAEL E. ELSNER, unmarried AND MATTHEW ELSNER, married, with rights of survivorship** "Grantee(s)", Their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 405, Final Plat, Phase Four, Autumn Oaks Subdivision, according to plat and survey of same appearing of record in Plat Book Instrument Number 20020523-0062993, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Stacy L. Merida, by Warranty Deed from Corinthian Custom Homes, Inc., dated 03/30/2004, appearing of record in Instrument Number 20040331-0036556, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Surveyor's Certificate of Correction of record in Instrument Number 20030110-0004644, Register's Office for Rutherford County, Tennessee.; Ingress and Egress Easement of record in Book 261, page 284 and Book 6704, page 397, Register's Office for Davidson County, Tennessee.; Easement to Gulf Interstate Gas of record in Book 2245, page 271, Register's Office for Davidson County, Tennessee; Right of way to Columbia Gulf Transmission Company of record in Book 4240, page 667, Register's Office for Davidson County, Tennessee.; Easement to Waterline Furnishing of record in Book 3376, page 239 and Book 475, page 547, Register's Office for Davidson County, Tennessee; Also Subject to all matters shown on the Plan of record in Plat Book 6900, page 786, Register's Office for Davidson County, Tennessee.; Surveyor's Certificate of Correction of record in Instrument Number 20030930-0127451, Register's Office for Rutherford County, Tennessee.; Sanitary Sewer & Drainage Easement of record in Book 7515, page 298 and Book 9343, page 196; Book 9343,page 199, Register's Office for Rutherford County, Tennessee.; Stormwater Denention Agreement of record in Book 7760, page 970, Register's Office for Davidson County, Tennessee.;

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 6921 Scarlett Ridge Dr., Brentwood, TN, 37027.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that She is lawfully seized and possessed of said parcel of real estate, and that She has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Herself, Her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 11 day of February, 2014.

Stacy L. Merida

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Stacy L. Merida, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 11 day of February, 2014.

PATRICIA L. HURT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY AFFIANT

Patricia L Hurtt
NOTARY PUBLIC

My Commission Expires: 6.18.17

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kelly Darcy
AFFIANT

Sworn to and subscribed before me this 11TH day of February, 2014.

Patricia L Hurtt
NOTARY PUBLIC

My Commission Expires: 6.18.17

PATRICIA L. HURT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY