BILL GARRETT, Davidson County
Trans:T20140043613 DEEDWARR
Recvd: 06/19/14 14:55 2 pgs
Fees:13.00 Taxes:1546.60

20140619-0053745

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $418,000.00. Codosta Thomas Affiant Subscribed and sworn to before me, this 30th day of May, 2014. Jessica N. Brooks Notary Public My commission expires: 6-13-17
(Notary Stamp)	

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jordan Lynn Pettit	**New Owner**	**Map\Parcel: 10415009200**
2704 Sunset Place		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jeffrey T. Merkel and wife, Jennifer L. Giuseffi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Lynn Pettit, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 40 on the Map of Sunset Park of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 40 fronts 50.0 feet on the northerly side of Sunset Place, formerly turner Avenue, and runs back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Jeffrey T. Merkel and wife, Jennifer L. Giuseffi by deed from Martin Cerjan and Mitzi Cerjan, husband and wife of record in Instrument No. 20110419-0029945 Register's Office for Davidson County, Tennessee, dated April 15, 2011 and recorded on April 19, 2011. (Value of consideration shown in aforementioned deed $315,000.00.)

Being also known as 2704 Sunset Place Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved **(X)** unimproved ( ) property known as 2704 Sunset Place Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 30th day of May, 2014.

Jeffrey T. Merkel

Jennifer L. Giuseffi by Jeffrey T. Merkel, Attorney in Fact

Jennifer L. Giuseffi
by Jeffrey T. Merkel, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jeffrey T. Merkel the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2014.

Notary Public

My Commission Expires: 9-5-16

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey T. Merkel**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Jennifer L. Giuseffi** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Jennifer L. Giuseffi**, and is authorized by **Jennifer L. Giuseffi** to execute this instrument on her behalf pursuit to Specific Limited Power of Attorney of record in Book #_____, page _____, Register's Office for Williamson County, Tennessee.

#20140619-0053744

Witness my hand, at office, this 30th day of May, 2014.

Notary Public

My Commission Expires: 9-5-16

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **140171AT**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027