WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/14 08:01 2 pgs
Fees:13.00 Taxes:406.63
20140714-0061477

CARL E. DUNPHY II — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $109,900.00.

Affiant

Subscribed and sworn to before me this 11th day of July, 2014.

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Bobbie Stamps	SAME	150-09-0B-511.00CO
511 Forest Pointe Place		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lester Merrill and Anita C. Merrill, as Trustees of Merrill Revocable Trust, dated November 15, 2011,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bobbie Stamps,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 511 on the Revised Final Plat of Forest Pointe Condominiums of record in Book 6900, page 930, amended in book 7900, page 16 and as shown as an Exhibit to the amended Master Deed of Record in Book 8050, page 855, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lester Merrill and Anita C. Merrill, Trustees of The Merrill Revocable Trust, dated November 15, 2011, by deed from Lester Merrill and Anita Merrill, on December 27, 2011, of record in Instrument Number 20111230-0101992, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 930, as amended in Book 7900, page 16, Register's Office Davidson County, Tennessee.
- Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Book 7801, page 463; Book 8050, page 853; Book 7075, page 790; Book 7079, page 424; and Instrument Number 20030712-0097022, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 8069, page 162, Register's Office for Davidson County, Tennessee.

This is improved property known as: 511 Forest Pointe Place, Antioch, TN 37013

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 11, 2014.

Merrill Revocable Trust, dated November 15, 2011

By Lester Merrill, Trustee

By Anita C. Merrill, Trustee

STATE OF NyMexico
COUNTY OF Bernalillo

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lester Merrill and Anita C. Merrill, as Trustees to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 11, 2014

My commission expires 10/17/17

Grant Morrison
Notary Public

OFFICIAL SEAL
GRANT MORRISON
Notary Public
State of New Mexico
My Comm. Expires 10/17/17

This document is being signed as a 2nd page of the warranty deed conveying property located at 511 Forest Point Place, Antioch, TN 37013 from Lester Merrill and Anita Merrill as Trustees of Merrill Revocable Trust dated Nov 15, 2011 to Bobbie Stamps

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE