Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

39-B
File #14-1441

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Acklen Park Drive Cottages, LLC,** , hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph Lee Merkel, and Rebecca D. Merkel, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being cottage Unit No. 515A of 515 Acklen Cottages, a Horizontal Property Regime with Private Elements, along with the respective Limited Private Area and Open Space as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20140212-0012552, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Acklen Park Drive Cottages, LLC by Quitclaim Deed from Matthew Haitas dated February 8, 2014, of record as Instrument No. 20140212-0012496, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 513A Acklen Park Drive, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 2nd day of January, 2015.

Acklen Park Drive Cottages, LLC

By:_____
Matthew Haitas, Sole Owner and Member

BILL GARRETT, Davidson County
Trans:T20150001138 DEEDWARR
Recvd: 01/06/15 13:46 2 pgs
Fees:13.00 Taxes:1276.13
20150106-0001409

State of Tennessee)
County of Davidson)

On this 2nd day of January, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew Haitas, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument as the Sole Owner and Member of Acklen Park Drive Cottages, LLC , the bargainor, and acknowledged the execution as an authorized free act and deed of Acklen Park Drive Cottages, LLC.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 344,900.00.

X
Affiant

Sworn and subscribed before me on this the 2nd day of January, 2015.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:
Joseph Lee Merkel
Rebecca D. Merkel
513A Acklen Park Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
104-5-75