THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15012895**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $299,000.00. Affiant Subscribed and sworn to before me, this 5th day of March 2015. Notary Public My Commission Expires: 10/2/17

MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150016944 DEEDWARR
Recvd: 03/09/15 15:25 2 pgs
Fees:13.00 Taxes:1106.30
20150309-0020084

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Margaret E. Lautar 940 Gale Ln 114 Nashville TN 37204	New Owner	Tax Parcel ID No. 118050A03600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shayne Merrick, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret E. Lautar and Samuel C. Lewis, Wife and Husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building 13, Apartment B, St. Martin Square, now known as 12 South Towers, as shown on plat of record in Plat Book 4460, Page 186, amended at Instrument No. 20031107-0163683, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shayne Merrick by Warranty Deed from Adam Joseph Stemle, married, recorded on the 31st day of March, 2009 in Instrument No. 20090331-0028918, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, as recorded in Plat Book 4460, Page(s) 186 and Instrument No. 20031107-0163683.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4611, Page 682, Book 4710, Page 244 and Instrument No. 20031107-0163683.

Terms and provisions of b y-Laws recorded in Book 4611, Page 692 and Instrument No. 19991230-0308948.

Charter of Homeowners Association recorded in Book 4711, Page 48 and Instrument No. 20031107-0163682.

This is improved property located at 940 Gale Ln 114 Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of March 2015.

Shayne Merrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shayne Merrick, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March 2015.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018