(1)

NEW OWNER:

Mary H. Merritt
1411 Quail Run
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

Shelter Mortgage Company LLC
4000 W. Brown Deer Road, Suite E
Brown Deer, WI 53209

FILE NO: 15-0383

Map 108 Group 08-0-E Parcel 004.00-CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150032301 DEEDWARR
Recvd: 04/29/15 09:29 3 pgs
Fees:18.00 Taxes:354.83
20150429-0038167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety-Five Thousand Nine Hundred and 00/100 Dollars ($95,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ANGELA FERRIS HAVENER, FORMERLY KNOWN AS, ANGELA FERRIS** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MARY H. MERRITT, AN UNMARRIED WOMAN** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 4 of Lot 67, Quail Valley, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown on the plat of Phase 6, Section Three, Quail Valley, Condominium apartments, recorded in Plat Book 5800, pages 127 and 128, said Register's Office, and described in a Master Deed recorded in Book 5884, page 534 and Book 5970, page 828, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Quail Valley, Condominium Apartments contained in the Master Deed recorded in Book 5884, page 534 and Book 5970, page 828, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Angela Ferris, unmarried, by Warranty Deed from Harold W. Thompson, married, dated July 15, 2011, and of record in Instrument No. 20110719-0055098, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1411 Quail Run, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 28th day of **April, 2015**.

ANGELA FERRIS HAVENER FKA ANGELA FERRIS

ROBERT S. HAVENER, IV, joins in this conveyance for the purpose of conveying any marital interest he may have in the above described property

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ANGELA FERRIS HAVENER and ROBERT S. HAVENER, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 28th day of **April, 2015**.

NOTARY PUBLIC

My commission expires: 1/9/2018

SHARON RAMOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

****

The actual consideration or value, whichever is greater, for this transfer is $ **95,900.00** .

AFFIANT

Sworn to and subscribed to before me 28th day of **April, 2015**.

NOTARY PUBLIC

My commission expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY