NEW OWNER:

Jessica Goergen
Melanie Meriney
Stephen Meriney
Deborah Meriney
501 Elysian Fields Road
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 16-0204

Map 133, Group 14-0, Parcel 031.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160028794 DEEDWARR
Recvd: 04/08/16 13:46 2 pgs
Fees:13.00 Taxes:1073.00
20160408-0033939

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety Thousand and 00/100 Dollars ($290,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SCOTT BAKER, MARRIED** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **JESSICA GOERGEN, AN UNMARRIED WOMAN, MELANIE MERINEY, AN UNMARRIED WOMAN, STEPHEN MERINEY AND DEBORAH MERINEY, HUSBAND AND WIFE** ("Grantees"), their 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 12 on the plan of Abbay Hall, Section I, of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Scott Baker, by Special Warranty Deed from The Bank of New York Mellon, F/K/A The Bank of New York, as Trustees for the benefit of the certificate holders of the CWABS, Inc., Assett-Backed Certificates, Series 2006-11, dated May 8, 2015, and of record Instrument No. 20150513-0043711, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 501 Elysian Fields Road, Nashville, Tennessee 37211.

The above described property has never been the residence of the Grantor.

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

GRANTOR covenants with said Grantees 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 **March, 2016**.

SCOTT BAKER

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILSON pf

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

WITNESS my hand and official seal at office this 28th day of **March, 2016**.

NOTARY PUBLIC

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My commission expires: 1-6-20

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The actual consideration or value, whichever is greater, for this transfer is $ 290,000.00 .

AFFIANT

Sworn to and subscribed to before me this 28th day of **March, 2016**.

NOTARY PUBLIC

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

My commission expires: 2/24/18