REGISTER'S USE ONLY:	OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $414,900.00.
J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 11 DAY OF April, 2016. *SEAL* NOTARY PUBLIC COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	NEW OWNER:
R. W. Hardison , Esq. Hardison Law Office, PLLC 3312 Kedron Road Spring Hill, TN 37174	New Owner	Heather Merten, 1403 61st Avenue North Nashville, TN 37209

BILL GARRETT, Davidson County
Trans:T20160029550 DEEDWARR
Recvd: 04/12/16 10:10 2 pgs
Fees:13.00 Taxes:1535.13
20160412-0034884

GENERAL WARRANTY DEED

This indenture is made and entered into this 11th day of April, 2016 between KEITH A. BOLTON (hereinafter referred to as "GRANTOR") and HEATHER MERTEN, AN UNMARRIED WOMAN (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Unit "1" in the Declaration of Covenants, Conditions and Restrictions for Homes at 6100 Pennsylvania Avenue, a Horizontal Property Regime with Private Elements as of record in Instrument No. 20150520-0046546 ~~as amended in Instrument No.~~ _____ in the Davidson County, Tennessee Register of Deeds Office, which is incorporated herein by reference for a more complete property description.

INCLUDED herewith is an undivided interest in the common elements of the Homes at 6100 Pennsylvania Avenue Horizontal Property Regime as set forth in the homeowners' association charter and bylaws.

BEING a portion of the same property conveyed to Keith A. Bolton, by Warranty Deed from Nashville Equipment Service, Inc. (aka Nashville Equipment and & Service, Inc.), of record in Instrument No. 20150127-0007617 in the Davidson County, Tennessee Register of Deeds Office dated January 23, 2015 and recorded on January 27, 2015.

TAX PARCEL # 09102011700

Property Address: 1403 61st Avenue North, Nashville, TN 37209

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is a portion of the same property contained in the prior deed and has been taken from the afore-mentioned plat.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

KEITH A. BOLTON

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Keith A. Bolton, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Spring Hill, Tennessee this 11th day of April, 2016.

NOTARY PUBLIC
Commission Expires: _____

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 01-28-2019