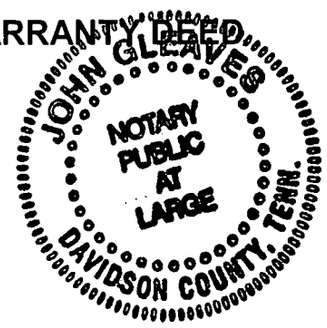
WARRANTY DEED



B-FM-17-2929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dallas A. Buell	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **121 Stirton Rd.**	(NAME) **2002 Richard Jones Road, Suite 300A**	**119-14-0A-119.00-CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF ELLA ELIZABETH MERRITT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DALLAS A. BUELL, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 119, Building "J" of Kingswood Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Kingswood Condominiums of record in Book 6058, Page 320, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on the Site Plan of record in Plat Book 5200, Page 520, in said Register's Office; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Master Deed.

Being the same property conveyed to Ronald E. Merritt and wife, Ella E. Merritt by Warranty deed from C & H Company of record in Book 10027, page 933, Register's Office for Davidson County, Tennessee, dated April 19, 1996 and recorded on April 26, 1993. The said Ronald E. Merritt having since died on March 29, 2009, leaving Ella E. Merritt as tenant by the entirety. The said Ella E. Merritt aka Ella Elizabeth Merritt having since died on January 10, 2016. William Butler, Administrator of the Estate of Ella Elizabeth Merritt has the full power to sell and convey the subject property without joinder of any beneficiary as set forth in Order filed June 23, 2017 in Docket No. 16P852, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to:

- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Kingswood Condominiumsof record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6092, Page 579, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 909, Page 48, Book 919, Page 393, Book 928, Page 752, Book 1001, Page 539, Book 946, Page 252 and Book 1579, Page 387, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3645, Page 9, Book 3822, Page 25, Book 4259, Page 977 and Book 4260, Page 332, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170073701 DEEDWARR
Recvd: 08/24/17 09:48 2 pgs
Fees:13.00 Taxes:382.95
20170824-0086972

- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2929 Selena Dr., Apt J119, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the 22nd DAY OF AUGUST, 2017.

The Estate of Ella Elizabeth Merritt

BY: William Butler
William Butler
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM BUTLER, ADMINISTRATOR of THE ESTATE OF ELLA ELIZABETH MERRITT, 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, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of August, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212