WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Ernestine Noell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2004.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: ~~September 13, 2008~~. 3-6-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/28/04 13:19 2pgs
Fees:13.00 Taxes:425.50
20040928-0116664

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 230 West Main Street
Lebanon, Tennessee 37087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chaz Barrow	America's Wholesale Lender	
(NAME)	(NAME)	
2533 Stinson Road	P.O. Box 10212	84-16-53
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Van Nuys, CA 91410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041978

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Daniel S. Morris**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Chaz Barrow,,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2533 Stinson Road, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of September, 2004.

Daniel S. Morris

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Daniel S. Morris, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Daniel S. Morris executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lebanon, Tennessee this 23rd day of September, 2004.

Commission expires: September 13, 2008

ERNESTINE NOELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Ernestine Noell
Notary Public

My Commission Expires 9-13-08

File No.: 1014384

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No 22 on the Map of Hargis Heights Subdivision as of record in Book 974, Page 82, said Register's Office.

Said Lot No. 22 fronts 65 feet on the easterly side of Stinson Road and runs back and between lines 142 feet on the northerly line and 152.6 feet on the southerly line to a dead line in the rear on which it measures 124.6 feet thereon.

Property commonly known as: 2533 Stinson Road, Nashville, TN 37214

BEING all of the same property conveyed to Daniel S. Morris and Kenneth B. Miller by Warranty deed from Mary Beth Keith, dated September 17, 1998 and filed of record in Book 11124, Page 323 and further conveyed to Daniel S. Morris by Quitclaim Deed from Daniel S. Morris and Kenneth B. Miller, dated January 14, 2000 and filed of record in Instrument No. 200002150015255, Register's Office for Davidson County, Tennessee.