Davidson County DEEDWARR
Recvd: 09/19/05 11:29 2 pgs
Fees:13.00 Taxes:537.41

20050919-0112156

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:		SEND TAX BILLS TO:	
Name	**Sean A. Morgan**	Name	
Address	**415 Northcrest Drive #215**	Address	
City/State/Zip	**Nashville, TN 37211**	City/State/Zip	

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Saddlebrook Inc., a Tennessee Corporation ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Sean A. Morgan, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE,** more particularly described as follows:

Land in Davidson County Tennessee being Unit No. 215 Northcrest Phase One and Two, A Horizontal Property Regime with private elements as described in Exhibit A to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowner's Association, Inc. of record in Instrument No. 20040615-0070835, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of said units.

Being the same property conveyed to Saddlebrook, Inc., a Tennessee Corporation, by Quit Claim Deed from B & J Enterprises, a Tennessee general partnership, of record in Instrument No. 20041228-0152966, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 147-12OA-215

This is improved property known as: 415 Northcrest Drive #215, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **29th** day of **August, 2005.**

Saddlebrook Inc.

By: Michael P. Stanton, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, the undersigned, of the state and county mentioned, Michael P. Stanton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Vice-President of Saddlebrook Inc., the within named bargainor, a Corporation, and that such Michael P. Stanton executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as Vice-President.

WITNESS MY HAND and official seal at office, this **29th** day of **August, 2005.**

Commission expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$145,245.00**

Affiant

Subscribed and sworn to before me, this the 29th day of August,2005.

My commission expires: 3/10/07

Notary Public - Register

Brenda R. Lehman
Notary Public
At
Large
Williamson County, Tennessee