**This Instrument Was Prepared By:**
**Mooreland Title Company, LLC**
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2005

Notary Public

My Commission Expires: 1/12/09

Davidson County DEEDWARR
Recvd: 11/09/05 10:55 2 pgs
Fees:13.00 Taxes:1017.50
20051109-0135772

**Address New Owner**
Melanie & Walter Morgan
1217 Blairfield Drive
Antioch, TN 37013

**Send Tax Bills to:**
New Owner

**Map-Parcel**
174-11-0-A 132 CO

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Sonja Jolly, a single person and Erin N. Booker**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Melanie Morgan and husband, Walter Morgan,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot No. 424, on the plan of Cane Ridge Farms, Phase 1, Section 3, as shown on plat of record in Instrument No. 20020712-0084136, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Sonja Jolly, a single person, by deed from Signature Homes, Inc., a Tennessee corporation, dated 6/27/03, of record in Instrument No. 20030709-0093887, Register's Office for Davidson County, Tennessee. Being further conveyed to Sonja Jolly, a single person and Erin N. Book, by Quitclaim Deed from Sonja Jolly, a single person, of record in Instrument No. 20050426-0046452, said Register's Office.**

This conveyance in made subject to:

1. Subject to all matters on plan of record in Instrument No. 20050209-0015098, said Register's Office.

2. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20000905-0087103; amended in Instrument No. 20001204-0119093; Instrument No. 20010815-0088370; and Instrument No. 20040319-003160, and amendment in Instrument No. 20041102-0131848, said Register's Office. Subject to Restrictive Covenants of record in Book 24, Page 948, said Register's Office.

3. Easement to United Telephone Company of record in Instrument No. 20020123-0009340, said Register's Office.

4. By-Laws of record in Instrument No. 20000905-0087103, said Register's Office.

5. Charter of Cane Ridge Farm Homeowner's Association of record in Instrument No. 20010815-0088360 and Instrument No. 20041210-0147105, said Register's Office.

6. Agreement for Dedication of easement for water mains, access road, power lines and appurtenances of record in Book 5078, Page 476, said Register's Office.

7. Grant of Transmission Line Easement of record in Book 4428, Page 565 and Book 4420, Page 36, said Register's Office.

**This is improved property known as: 1217 Blairfield Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of October, 2005.

Sonja Jolly

Erin N. Booker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Sonja Jolly and Erin N. Booker**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 31st day of October, 2005.

E Dwayne Lannom
Notary Public

My Commission Expires: 11 May 09

E. DWAYNE LANNOM
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.