File #20060102

Davidson County DEEDWARR
Recvd: 04/27/06 16:05 2 pgs
Fees:13.00 Taxes:867.65

20060427-0048618

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 100, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelly Freitas Morgan	Same as New	MAP 155-8-E
(NAME) 7505 Henderson Drive	(NAME) Owner	PARCEL 51
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Andrew Basa and wife, Maria Rowena Basa, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Shelly Freitas Morgan, an unmarried woman, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on Final Plat, Resubdivision of Bellevue Highlands, Phase 2 of record in Instrument No. 200102020010403 and Boundary Plat of record in Plat Book 9700, page 955, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Basa and wife, Maria Rowena Basa by deed dated July 12, 2002 from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation of record in Instrument No. 200207150085038, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 11592, page 670; By-Laws in Book 11592, page 707; Stormwater Detention Agreement in Book 11509, page 615; all matters shown on the Plan of Boundary Plat of Bellevue Highlands of record in Plat Book 9700, page 955 and any and all matters shown on the Final Plat, Resubdivision of Bellevue Highlands, Phase 2 of record as Instrument Number 200102020010403 all in the Register's Office of Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 7505 Henderson Drive, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 24th day of April, 2006.

Andrew Basa

Andrew Basa

Maria Rowena Basa

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Andrew Basa and Maria Rowena Basa, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 24th day of April, 2006.

Notary Public

My Commission expires; My Commission Expires May 24, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027