STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,091.78

Affiant

Subscribed and sworn to before me, this 12th day of March, 2007.

Notary Public

My Commission Expires: Expiration of commission.

(Notary Stamp)

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/19/07 08:52 2 pgs
Fees:13.00 Taxes:1258.34
20070319-0032740

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jason Morris **Shawn Morris**	**New Owners**	**186-4A-14**
8033 Canonbury Drive, Lot 199		
Nolensville, TN		

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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,

Brookhaven Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Morris and wife, Shawn Morris

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 199 on the Plan of Burkitt Place, Phase 1A, Section 1, of record in Instrument No. 20060315-0029572, corrected in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brookhaven Development, a Tennessee Limited Liability Company, by Special Warranty Deed, from Burkitt Place Development, LLC, a Tennessee Limite Liability Company, of record in Instrument No. 20060815-0100507, Dated August 14, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20060315-0029572 and Instrument No. 20060427-0048557, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3845, page 754 and Book 4166, page 667, Register's Office for Williamson County, Tennessee, also of record in Instrument No. 20060306-0025388 and Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Instrument No. 20050920-0113225, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement of record in Book 3855, page 402, Register's Office for Williamson County, Tennessee, and of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
Deed to State of Tennessee of record in Book 1481, page 273, Register's Office for Williamson County, Tennessee.
Ingress and Egress to Cemetery of record in Book 112, page 184, Register's Office for Williamson County, Tennessee,
Greenbelt Assessment of record in Book 8881, page 778, Register's Office for Williamson County, Tennessee.
Easement and Contribution Agreement of record in Book 3657, page 344, Register's Office for Williamson County, Tennessee, also of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
Easement to United Telephone Company of record in Instrument No. 20060607-0067543, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee and of record in Book 3940, page 211, Register's Office for Williamson County, Tennessee.
By Laws of record in Book 3845, page 789, Register's Office for Williamson County, Tennessee.
Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 8033 Canonbury Drive, Lot 199, Nolensville, TN.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 12th day of March, 2007.

Brookhaven Development, LLC

By: Joel A. Smith, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Joel A. Smith, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Brookhaven Development, L.L.C., the within named bargainor, a Tennessee limited liability company, and that Joel A. Smith as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, this 12th day of March, 2007.

Notary Public

ALICIA B. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires:_____

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

File #: **07187-JM**
RECORD & RETURN TO:
West End Title & Escrow, LLC
One Burton Hills Blvd. Ste 330
Nashville, TN 37215