WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/07 11:30 2 pgs
Fees:13.00 Taxes:513.93

20070327-0036518

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $138,900.00.

Affiant

Subscribed and sworn to me on March 19, 2007.

NOTARY PUBLIC

My Commission Expires: 9-19-09

MEMORIE K. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires September 19, 2009

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tamika M. Armstrong 1217 Hartfield Court Antioch, TN 37013	SAME	151-10-A-314

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John M. Morgan and wife, Mary R. Morgan, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Tamika M. Armstrong, unmarried, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 239 on the Plan of Phase 3, Villages of Long Hunter, a Planned Unit Development, as shown by plat appearing of record in Plat Book Instrument 20030707-0093205, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John M. Morgan and Mary R. Morgan, Husband and Wife, by Warranty Deed dated May 20, 2004 from Ole South Properties, Inc. of record in Instrument No. 20040526-0062081, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
2. All matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Instrument No. 20030707-0093205, Register's Office for Davidson County, TN; and
3. Declaration of Taking of record in Book 4446, page 423, said Register's Office. Judgment of record in Book 4345, page 351 for a 150 foot wide easement for the use of the Tennessee Valley Authority, said Register's Office; and
4. Reservation for graveyard and right of way 20 feet wide for ingress and egress of record in Book 1115, page 302 and Book 1101, page 457, said Register's Office; and
5. Quitclaim Deed to Villages of Long Hunter Homeowners Association, Inc. for common area of record in Instrument No. 20010531-0056383, said Register's Office; and
6. Charter of the Villages of Long Hunter of record in Instrument No. 20010531-0056381, said Register's Office; and
7. Storm Water Detention Agreement of record in Instrument No. 20020718-0086411; Instrument No. 20020912-0111084; Instrument No. 20021009-0123120, said Register's Office; and
8. Water Main easements 20 feet wide granted to Metropolitan Government of Nashville and Davidson County of record in Book 8197, page 288; Book 8358, page 91; and Book 8538, page 94, said Register's Office; and
9. Utility Easement granted to Tennessee Telephone Company of record in Book 9661, page 919, said Register's Office; and
10. Transmission Line Easement of record in Book 2338, page 466, said Register's Office; and

11. Easements granted to Crossman Communities of Tennessee, LLC of record in Instrument Nos. 20000906-0088272 and 20000906-0088271, said Register's Office; and
12. Easement of Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20000130-0107415, said Register's Office; and
13. Covenants, Conditions, and Restrictions contained in Instrument Nos. 20010531-0056382 and 20031111-0164945, said Register's Office; and
14. By-Laws of the Villages of Long Hunter Homeowners Association, Inc. of record as Instrument No. 20041022-0127537, said Register's Office; and
15. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1217 Hartfield Court, Antioch, TN 37013.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 on March 19, 2007.

John M. Morgan

Mary R. Morgan

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 19, 2007, before me personally appeared John M. Morgan and wife, Mary R. Morgan to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 19, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE