This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
# 6070207

Davidson County DEEDWARR
Recvd: 05/11/07 09:54 2 pgs
Fees:13.00 Taxes:832.50
20070511-0056628

**Send Tax Bills To:**
Countrywide Home Loans Inc.
801 Crescent Center Dr #510
Franklin, TN 37067

**New Owner is:**
Melissa Morris
4917 Timberhill Drive
Nashville, TN 37211

MAP: 146-08-0

PARCEL: 135.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Betty Ann Northcutt , unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Melissa K. Morris , unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **4917 Timberhill Drive, Nashville, TN 37211**

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot 392, Crieve Hall Estates, of record in Book 2133, Page 21, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lot No. 392 fronts 95 feet on the westerly side of Timberhill Drive and runs back 252.8 feet on the northerly line and 165 feet on the southerly line to an irregular line in the rear on which it measures 127.5 feet.

Being the same property conveyed to Betty Ann Northcutt from Timothy Northcutt by Quitclaim Deed dated February 19, 2004 and recorded on February 24, 2004 of record in Instrument # 20040224-0020676, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

BAN
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 8 day of May, 2007.

GRANTOR(S):

Betty Ann Northcutt

**BETTY ANN NORTHCUTT**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Betty Ann Northcutt , unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 8 day of May, 2007.

**NOTARY PUBLIC**
My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Margaret R. Means**
***NOTARY PUBLIC***
**STATE OF TENNESSEE**
**My Commission Expires**
**January 23, 2010**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this the 8 day of May, 2007.

**NOTARY PUBLIC**
My commission expires: 7/27/10

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.