Return to
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217
07-2187

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 1-8-09
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $71,000.00

Tracey Perry
Affiant

Subscribed and sworn to before me, this 19th day of September, 2007.

Notary Public
My commission expires:

02-0709-45721

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Karen Sue Morgan	New Owner	074-04-0 133.00
8123 Bonnafair Drive	8123 Bonnafair Dr.	
Hermitage TN 37076	Hermitage TN 37076	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Monica Scott f/k/a Monica D. Millbrooks and husband Roderick Scott, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Karen Sue Morgan, unmarried, hereinafter called the Grantees, their successors 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. 33-B, on the Plan of Zone Lot Division, Lot 33, Hermitage Hills, Section Twelve, of record in Book 4675, Page 125, as amended in Book 5190, Page 767, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Monica D. Millbrooks, unmarried by deed from Phyllis J. Whitley, unmarried, dated July 29, 1998, recorded July 31, 1998, of record in Book 11043, Page 880, Register's Office for Davidson County, Tennessee.

Roderick Scott, spouse of Monica Scott, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8123 Bonnafair Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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.

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.

Davidson County DEEDWARR
Recvd: 09/26/07 14:49 3 pgs
Fees:18.00 Taxes:262.70
20070926-0114949

WITNESS my hand this 19th day of September, 2007.

Monica Scott
Monica Scott f/k/a Monica D. Millbrooks,
By Jamesetta Cleveland, her attorney
In fact by Jamesetta Cleveland attorney in fact

Roderick Scott
Roderick Scott, by Jamesetta Cleveland,
his attorney in fact
by Jamesetta Cleveland
attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Jamesetta Cleveland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Monica Scott and Roderick Scott and that she is authorized by Monica Scott and Roderick Scott to execute this instrument on their behalf.

Witness my hand in Brentwood, TN, this 19th day of September, 2007.

State of Tennessee at Large

My Commission expires
1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.