(2)

File No. 271200292

WARRANTY DEED

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 12/28/07 13:30 2 pgs
Fees:13.00 Taxes:830.65

20071228-0148460

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/8/08
(AFFIX SEAL)

THIS INSTRUMENT ~~WAS~~ PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason W. Morris	**NEW OWNER**	172-120-A-146.00CO
(NAME)	(NAME)	
228 Burgandy Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, Aaron P. Busick and wife, Diane Cole Busick**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason W. Morris and Roshna B.Morris, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), **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. 82 on the Plan of Bradford Hills, Section Nine, of record in Book 7900, Page 6, and amended in Book 7900, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aaron P. Busick and wife, Diane Cole Busick by Warranty Deed from Thomas L. Whiteside and wife, M. Elizabeth Whiteside, of record in Instrument No. 20020503-0054725, Register's Office for Davidson County, Tennessee, dated April 29, 2002.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for the year 2008, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, page 6, as amended in Book 7900, page 414, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8069, page 170, Book 8267, Page 616, Book 8267, Page 618, Book 8372, Page 901, Book 8374, Page 591, Book 8522, Page 853, Book 8634, Page 799, Book 8885, Pages 517-519, and in Book 9227, Page 69, Registers Office for Davidson County, Tennessee.

HOA Charter of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space of record in Book 8154, page 304 and Book 9779, page 672, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **228 Burgandy Hill Road, Nashville, TN 37211**

(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hands this 20th day of December, 2007.

Aaron P. Busick

Diane Cole Busick by Aaron P. Busick Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Aaron P. Busick**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the attorney in fact of **Diane Cole Busick** and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 20th day of December, 2007.

Commission expires: 9-19-09

Notary Public

SONYA SULLIVAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TEN.

My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Aaron P. Busick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of December, 2007.

Commission expires: 9-19-09

Notary Public

SONYA SULLIVAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TEN.

My Commission Expires SEPT. 19, 2009

File Number: 271200292

RETURN TO:

Sidwell Title

121 First Avenue South, Suite 200

Franklin, TN 37064