THIS DOCUMENT PREPARED BY (AND AFTER
RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615221.4592
File No. N15709

Davidson County DEEDWARR
Recvd: 11/05/08 15:06 2 pgs
Fees:13.00 Taxes:536.50
20081105-0110258

Property Address:
1216 New Lodge Ct, Antioch, TN 37013 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gary S. Morgan, married**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Danyelle Tipton**, * hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

* a single woman

Being Lot Number 7, on the Plan of Hunters Run, Section One, as shown by plat of record in Plat Book 9700, Page 341, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Keevin Morgan and wife, Antoinette Morgan, dated November 26, 2003, and recorded December 8, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 20031208-0175672.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 23rd day of October, 2008.

Gary S. Morgan by Keevin Morgan, his Attorney in Fact {Seal} AIF

State of TENNESSEE
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Keevin Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence); and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Gary S. Morgan and that he is authorized by Gary S. Morgan to execute this instrument on his behalf.

SANDRA L. ARGOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Sandra L. Argogast
Notary Public

My Commission expires: 3-21-09

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $145,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sandra L. Argogast
Affiant

Sworn to and subscribed before me this the 24th of October, 2008.

Charles A. Sullivant Jr.
Notary Public

My Commission expires: _____

CHARLES A. SULLIVANT JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

Name of Owner and Property Address:
Danyelle Tipton
1216 New Lodge Ct.
Antioch TN 37013

Person Or Entity Responsible For Payment Of Taxes:
~~Danyelle Tipton~~
GVC Mtg. One Plaza Dr. #3
Pendleton, IN 46084

Tax Parcel ID#: 149-09-0 249.00