THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28250-12-2008**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $358,000.00. Affiant Subscribed and sworn to before me this 29th day of December, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: LaShanda T. Morris, Jeffery L. Morris 4833 Redcastle Ridge Nashville, TN 37211	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 172-14-0-B 063.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James R. Goldenring**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LaShanda T. Morris and Jeffery L. Morris** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 4833 Redcastle Ridge, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of December, 2008.

James R. Goldenring

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James R. Goldenring**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAY 8, 2012

Davidson County DEEDWARR
Recvd: 01/05/09 08:03 3 pgs
Fees:18.00 Taxes:1324.60
20090105-0000398

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Winfield Park Phase 2, Section 1, Revision 1, as of record in Instrument No. 20010313-0024106, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James R. Goldenring, unmarried by deed dated 03/28/2002 from Turnberry Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20020401-0039338, re-recorded in Instrument No. 20020604-0067714, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Winfield Park Section 2, of record in Instrument No. 20001211-0122000, corrected in Instrument No. 20020520-0061426, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions By-Laws and Restrictions of record in Book 1113, page 691, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Dedication of common area to Winfield Park Homeowners Association, Inc. of record in Instrument No. 20020515-0059529, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20010313-0024106, Register's Office for Davidson County, Tennessee.
6. Easement for ingress and egress and cross use agreement of record in Book 5552, page 857, Register's Office for Davidson County, Tennessee.
7. Easement to BellSouth Telecommunications of record in Book 11628, page 204, Register's Office for Davidson County, Tennessee.
8. Easement agreement of record in Book 11124, page 852, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 11744, page 254, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WILSON COUNTY
LISSA GROOM
STATE OF TENNESSEE
NOTARY PUBLIC
(SEAL)

Notary Public

My Commission Expires: 12/30/2008

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