WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Morris	JP Morgan Chase Bank	113.09-0A-009.00-CO
(NAME)	(NAME)	
203 Sheffield Place	PO Box 78420	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Phoenix, Arizona 85062	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert Samuel Hankins, Jr., married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sara Morris, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 9, together with the appurtenant interest in the common elements of Sheffield Condominiums horizontal property regime established by Master Deed, of record in Book 5774, page 280, Register's Office for Davidson County, Tennessee; and being located upon Lot No. 1 on the Plan of Sheffield Condominiums of record in Plat Book 5200, page 348, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Samuel Hankins, Jr., by deed from David Davis and wife, Sally P. Davis, of record as Instrument No. 20050107-0002932, dated January 5, 2005, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 2009 county taxes, due and payable, but not yet delinquent; all matters shown on the Plan of record as Book 5200, page 348; and all Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Sheffield Condominiums, of record in Book 5774, page 280, said Register's Office; and terms and all limitations imposed by Tennessee Horizontal Property Act, TCA § 66-27-101, et seq., said Register's Office.

This is improved X property, known as 203 Sheffield Place, Nashville, TN 37215
(unimproved)
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20090029269 DEEDWARR
Recvd: 05/04/09 13:36 2 pgs
Fees:13.00 Taxes:1850.00
20090504-0040486

Witness my hand this 30th day of April, 2009.

Robert Samuel Hankins, Jr.

Virginia S. Hankins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Samuel Hankins, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 29th day of April, 2009.

Notary Public

My Commission Expires:

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20 2010