File No. 210020392

WARRANTY DEED

RETURN TO:
Four Star Title, LLC
541 N. Mt. Juliet Rd., #2201A
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 3/24/13

(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

BILL GARRETT, Davidson County
Trans:T20100014673 DEEDWARR
Recvd: 03/12/10 08:32 2 pgs
Fees:13.00 Taxes:1073.00
20100312-0018815

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Hornsby	Bank of America, N.A.	01500025300
(NAME)	(NAME)	
2660 Morgan Rd.	2021 N. Gallatin Road, Ste 280	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Madison, TN 37115	
(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, Calvin M. Morris and Diana R. Morris, husband and wife, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Michael L. Hornsby and wife, Anna M.W. Hornsby, 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. 1 on the Plan of Minton's Two-Lot Subdivision, of record in Plat Book 6200, Page 979, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Calvin M. Morris and Diana R. Morris, husband and wife, by deed from Martin Fike and wife, Carol M. Fike, of record in Instrument No. 20040517-0057672, dated May 14, 2004 and filed for record on May 17, 2004, re-recorded on September 22, 2004 in Instrument No. 20040922-0114000, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2010 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 6200, Page 979, said Register's Office; (3) Electrical Permit of record in Book 4574, Page 664, re-recorded in Book 4576, Page 183, said Register's Office.

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 2660 Morgan Road, Joelton, TN 37080
(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 8th day of March, 2010.

Calvin M. Morris

Diana R. Morris

STATE OF TENNESSEE

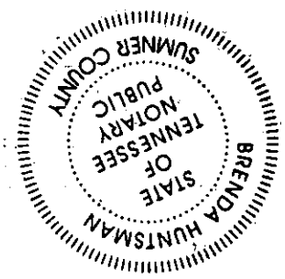
COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Calvin M. Morris and Diana R. Morris the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of March, 2010.

Commission expires:
1/11/11

Notary Public



File Number: 210020392

RETURN TO:
Four Star Title, LLC
541 North Mt. Juliet Road, STE 2201A
Mt. Juliet, TN 37122