BILL GARRETT, Davidson County
Trans:T20100016964 DEEDWARR
Recvd: 03/23/10 14:58 2 pgs
Fees:13.00 Taxes:481.58
20100323-0021778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$130,156.00** (One Hundred Thirty Thousand One Hundred Fifty Six).

AFFIANT

Subscribed to and sworn before me this 4th day of March, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/2010 (NOTARY SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Antira Brumagen and Matthew Melon 5004 Michigan Avenue Nashville,TN 37209	Bank of America, N.A. 900 W. Trade Street, Gateway Village 3rd Floor Charlotte, NC 28255-0001	091-07 277

WARRANTY DEED

FOR AND IN 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, I/WE, **STEVE MORRIS, UNMARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ANTIRA BRUMAGEN AND MATTHEW MELON, WIFE AND HUSBAND AS JOINT TENANTS**, 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 Lots Nos. 905 and 907 of Block No. 136 , on the No. 1 Plan of West Nashville, of record in Book 57, pages 74 & 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Steve Morris and Brenda Morris having since divorced.

Being the same property conveyed to Steve Morris by Quitclaim Deed from Brenda Morris, unmarried also known as Brenda Renee Cable of record in Instrument Number 20100323-0021777, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **5004 MICHIGAN AVENUE** **NASHVILLE,TN37209**

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

LTSR Number:

GTE File: 2010

WITNESS, this 4th day of March, 2010

Steve Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of March, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Steve Morris** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 4th day of March, 2010.

JULIE GOONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Commission Expires: 11-8-2010