#15768 38574

Davidson County DEEDWARR
Recvd: 04/07/10 11:13 3 pgs
Fees:18.00 Taxes:529.47
20100407-0026075

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,100.00

Affiant

Subscribed and sworn to before me, this 2ND DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 6/18/12

(AFFIX SEAL)

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Garrett and husband, Donald Garrett	Franklin American Mortgage Co. (NAME)	
3188 Bridgeport Dr. (ADDRESS)	501 Corporate Centre Dr. #400 (ADDRESS)	059-04-0A-188.00 CO
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Rolande A. Morgan an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Angela Garrett and husband, Donald Garrett, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 219, BROOKVIEW SUBDIVISION, PHASE 4, 5 & 6, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060303-0025044, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM CLAUDIA WARNER-EDWARDS, UNMARRIED TO ROLANDE A. MORGAN, AN UNMARRIED WOMAN AS RECORDED ON THE 30TH DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080430-0043898, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP TO CLAUDIA WARNER-EDWARDS, AN UNMARRIED WOMAN AS RECORDED ON THE 19TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070919-0112242, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ROLANDE A. MORGAN IS EXECUTING THE HEREIN WARRANTY DEED WITH A SPECIFIC POWER OF ATTORNEY BY AND THROUGH HER ATTORNEY-IN-FACT, LACEY C. MORGAN, WHICH SPECIFIC POWER OF ATTORNEY IS RECORDED IMMEDIATELY PRIOR HERETO IN INSTRUMENT NO. 20100407-0026074, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3188 Bridgepoint Drive, Nashville, TN
(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.

Witness my/our hand(s) this 2nd day of April, 2010.

WARRANTY DEED
(Continued)

Rolande A Morgan by Lacey C Morgan, Attorney In Fact
Rolande A. Morgan, by Lacey C. Morgan,
attorney-in-fact

State of Tennessee :
County of Davidson :

On this 5th day of April, 2010, before me, a notary public in and for the said County and State, Lacey C. Morgan, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rolande A. Morgan, and who acknowledged that she executed the same as the free act and deed of the said Rolande A. Morgan.

Witness my hand and official seal on the day and date first above written.

Mary Birthright
Notary Public
My commission expires: 11-7-11

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072



I, Philip Ellis, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-14-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY