(1)

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive
NASHVILLE, TN 37216
1044

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100025667 DEEDWARR
Recvd: 04/29/10 13:58 2 pgs
Fees:13.00 Taxes:821.40
20100429-0032694

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00. Jackie Lampley
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2010
Notary Public
MY COMMISSION EXPIRES: 6-10-12

THIS INSTRUMENT WAS PREPARED BY
Title Professionals of Tennessee, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Morgan	Farmington Financial Group	141150D09200C O
8037 Claytie Circle	1912 21st Avenue, South	
Nashville, TN, 37221	Nashville, TN 37212	

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,

Eileen M. Doran, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher J. Morgan and wife, Tara N. Morgan

HEREINAFTER CALLED THE GRANTEES, 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. 92 on the Plan of "Sheffield" on the Harpeth, Phase 11, a Planned Unit Development, as of record in Book 6900, Pages 410 & 411, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Eileen M. Doran, Unmarried, by deed from Glenn S. Cooper and wife, Ivy E. Cooper dated February 26, 2001 and recorded on February 28, 2001, in Instrument Number 20010228-0018754, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Sheffield on the Harpeth, of record in Book 6925, Page 900, Book 7145, Page 954, amended in Book 8505, Page 598, Book 8747, Page 97, and Book 9313, Page 806, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Unimproved ( )
This is improved (X) property known as 8037 Claytie Circle, Nashville, TN 37221

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 day of April, 2010

Eileen M. Doran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Eileen M. Doran, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2010

Notary Public

My Commission Expires: 12/28/13

