This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100030044 DEEDWARR
Recvd: 05/19/10 08:55 4 pgs
Fees:23.00 Taxes:943.50
20100519-0038515

ADDRESS NEW OWNER:
Michelle L. Kearney
4019 Aberdeen Rd.
Nashville, Tennessee 37205

SEND TAX BILL TO:
New owner

MORTGAGEE:
Farmington Financial Group, LLC
1912 21st Avenue South
Nashville, TN 37212

MAP 103-8
GROUP
PARCEL ~~227~~ 227

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert Michael Morrison, Jr. and Mark Webster Morrison,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Michelle L. Kearney, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **4019 Aberdeen Rd., Nashville, Tennessee 37205.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

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 our hands this the **14th** day of **May, 2010.**

Robert Michael Morrison, Jr.

Robert Michael Morrison, Jr.

Mark Webster Morrison

Mark Webster Morrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Michael Morrison, Jr. and Mark Webster Morrison**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of May, 2010.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $255,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of May, 2010.

NOTARY PUBLIC

Kate Rosenthal
State of Tennessee Notary Public
County of Sumner

My Commission Expires: 11/22/10

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 23 and part of Lot No. 22 on the Plan of Block "G", Cherokee Park, Sec. No. 2, of record in Plat Book 547, page 175 and 176, Register's Office, Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Saundra Keel Morrison (now deceased) by Quitclaim Deed of record in Book 9870, page 344, Register's Office, Davidson County, Tennessee ("RODCT"), and devised by the said Saundra Keel Morrison, deceased, to Robert Michael Morrison, Jr. and Mark Webster Morrison in her Last Will and Testament of record in the Office of the Circuit Court Clerk for Davidson County, Tennessee, Probate Division, Docket No. 09P-1548 as confirmed by an Executor's Quitclaim Deed of record as Instrument No. 20100514-0037304, RODCT.