#22739 RETURN TO JTC BOX 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100055905 DEEDWARR
Recvd: 09/07/10 13:30 2 pgs
Fees:13.00 Taxes:1036.00
20100907-0070963

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$280,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2010.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ryan Morrison **Heather Morrison**	**Franklin American Mortgage Company**	**Map 180-03-0-A, Parcel 073CO**
7108 Holt Run Drive	**501 Corporate Center Dr**	
Nashville, TN 37211	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Chuck Akersloot and Cynthia Akersloot, husband and wife, and Angela Akersloot Marino, an unmarried woman

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

Ryan Morrison and Heather Morrison, husband and wife

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. 35 on the Plan of Stone Creek Park, a Planned Unit Development, Section 2B, of record in Book 9700, Page 793 and 794, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Charles Akersloot, III and wife, Angela Akersloot, by Deed from Jason H. Moore and wife, Jennifer H. Moore, dated July 23, 2004, of record in Instrument No. 20040728-0090535, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of Divorce of record in Case No. 33778 and Minute Book 290, Page 609, Chancery Court for Williamson County, Tennessee. Angela Renee Akersloot was restored to her maiden name of Angela Renee Marino by Final Decree of Divorce.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10324. Page 365 and as amended in Instrument No. 20010719-0076875, said Register's Office; By-Laws of record in Book 13024, Page 405; 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.

This is improved (_X__) Unimproved (____) property, known as **7108 Holt Run Drive, Nashville, TN 37211**

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 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 **3rd** day of **September, 2010.**

Chuck Akersloot
Chuck Akersloot

Cynthia Akersloot
Cynthia Akersloot

Angela Akersloot Marino

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Chuck Akersloot and Cynthia Akersloot,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **September, 2010.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Angela Akersloot Marino** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **September, 2010.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.