WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/10 14:32 3 pgs
Fees:18.00 Taxes:222.00
20100908-0071541

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $ 60,000.00.

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 30th day of August, 2010.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 913 Morrow Road Trust	SAME	091-10-0-364.00
P.O. Box 791		
Joelton, TN 37081		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Linda D. Abrams and Michael W. Abrams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 913 Morrow Road Trust, L&O Farms, LLC, as Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 88 on the plan of Morrow Meadows, Section Two, of record in Plan Book 2331, page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 88 fronts 50 feet on the southwesterly side of Morrow Road and extends back 115 feet on the northerly line and 139.3 feet on the southerly line to a dead line in the rear which is a broken line measuring 55.6 feet thereon.

Being the same property conveyed to George A. Abrams, by deed from Deborah K. Pemberton and James Richard Pemberton, her husband, on August 23, 1984, of record in Book 6366, page 870, Register's Office for Davidson County, Tennessee.The said George A. Abrams having died testate leaving as his only heirs at law, Linda D. Abrams and Michael W. Abrams. Probate Case No.09P1633, closed July 10, 2010, Circuit Court for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plan Book 2331, page 16, Register's Office Davidson County, Tennessee.

This is improved property known as: **913 Morrow Road, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 30, 2010.

Linda D. Abrams
Linda D. Abrams

Michael W. Abrams

STATE OF FL
COUNTY OF PBC

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Linda D. Abrams** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2010

My commission expires June 18, 2011
Notary Public

MARYANN GUILIANO
Comm# DD0651996
Expires 6/18/2011
Florida Notary Assn., Inc

STATE OF FL
COUNTY OF PBC

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael W. Abrams** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2010

My commission expires June 18, 2011
Notary Public

MARYANN GUILIANO
Comm# DD0651996
Expires 6/18/2011
Florida Notary Assn., Inc

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 9/23/14

