WARRANTY DEED

G-HCR-10-2346

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,900.00

Shauna Pettus
Affiant

Subscribed and sworn to before me, this 1st DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shauna Pettus	Shauna Pettus	
2346 Benay Road (ADDRESS)	2346 Benay Road (NAME)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (ADDRESS) (CITY) (STATE) (ZIP)	52-13-B-112.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMIE L. MORRIS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAUNA PETTUS , UNMARRIED, hereinafter called the Grantee(s), 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 150, FIRST REVISION, CONDOMINIUM SITE PLAN, RIVER GLEN, PLANNED UNIT DEVELOPMENT, PHASE IV, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 283, 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 TO JAMIE L. TURNER, UNMARRIED BY WARRANTY DEED FROM FOX RIDGE HOMES, INC., A/K/A NVR FOX RIDGE, INC., RECORDED ON THE 17TH DAY OF SEPTEMBER, 1998 IN BOOK 11115, PAGE 838, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JAMIE L. TURNER HAVING SINCE MARRIED AND IS NOW KNOWN AS JAMIE L. MORRIS. GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED TO CONVEY AND ALL INTEREST, MARITAL OR OTHERWISE, HE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 9700, PAGE 283, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 10630, PAGE 501 AND BOOK 6762, PAGE 208; MASTER DEED OF RECORD IN BOOK 7566, PAGE 571 AS AMENDED IN BOOK 10630, PAGE 504, AND FURTHER AMENDED IN INSTRUMENT NO. 20040915-0111299; HOA CHARTER OF RECORD IN BOOK 8069, PAGE 158; AND EASEMENT FOR WATER MAIN OF RECORD IN BOOK 7061, PAGE 196, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 2346 Benay Road, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100077365 DEEDWARR
Recvd: 12/08/10 12:29 2 pgs
Fees:13.00 Taxes:217.93
20101208-0097715

Witness my/our hand(s) this 1st day of December, 2010.

Jamie L. Morris

Samuel J. Morris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie L. Morris and Samuel J. Morris, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of December, 2010.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903