Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

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

ADDRESS NEW OWNER:
Carol A. Burke
8221 Lenox Creekside Dr, Unit B-6
Cane Ridge, Tennessee 37013

SEND TAX BILL TO:
~~Owner~~ mortgagee

MORTGAGEE:
W R Starkey Mortgage, LLP
5055 Westpark Blvd, Suite #300
Plano, TX 75093

MAP 181-2
GROUP A
PARCEL 48.00co

BILL GARRETT, Davidson County
Trans:T20110013365 DEEDWARR
Recvd: 03/07/11 08:51 4 pgs
Fees:23.00 Taxes:459.73
20110307-0017749

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 Morrison, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Carol A. Burke, 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"

Being the same property conveyed to Robert Morrison and Saundra K. Morrison*, both unmarried persons by deed dated from Regent Homes, LLC DATED June 25, 2008 of record in Instrument no. 20080626-0065992, Register's Office for Davidson County, Tennessee.

*The said Saundra K. Morrison has since died.

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 2011 and subsequent years.

This is **improved** property known as **8221 Lenox Creekside Dr, Unit B-6, Cane Ridge, Tennessee 37013.**

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.

WITNESS my hand this the **28th** day of **February, 2011.**

Robert M Morrison

Robert Morrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this 28th day of February, 2011.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $124,250.00.

Carol A. Burke
AFFIANT

Subscribed and sworn to before me on this 28th day of February, 2011.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

Exhibit A

Land in Davidson County, Tennessee, being Unit No. B-6 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; said unit also being part of Exhibits E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Robert Morrison and Saundra K. Morrison*, both unmarried persons, by Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20080626-0065992 in the Register's Office for Davidson County, Tennessee.

*The said Saundra K. Morrison has since died.