Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $246,000.00

Lisa H Morrow
Affiant

Subscribed and sworn to before me, this 29th day of April 2011.

Notary Public
My commission expires: 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 04/29/11 16:12 3 pgs
Fees:18.00 Taxes:910.20
20110429-0033027

Address of New Owner:	Send Tax Bills to:	Tax Information
Lisa H. Morrow 14 Lymington Ct Brentwood TN 37027	Same	160110A08400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged First State Financial, Inc. a Tennessee corporation hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lisa H. Morrow, married hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Hemmingwood, Phases I, II, III, and IV, of record in Book 6900, pages 6-8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to First State Financial, Inc. by Substitute Trustee's Deed from James W. Clouse by Kevin J. Jones, substitute trustee, of record in Instrument No. 20110203-0009822, dated 02/03/2011, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Hemmingwood, Phase I, II, III, and IV of record in Book 6900 Pages 6-8, Register's Office for Davidson County, Tennessee 3) Easement as set forth in instrument recorded in Book 6728 Page 673 and Book 8191, page 242 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 6730 page 329, and amended in Book 6892, page

540, Changing name in Book 6925, page 268, amended in Book 7269, page 387, Book 7474, page 205 and 8762, page 173 and in any allied instruments(s) referred to in said restrictions. 5) Charter for Hemmingwood Homeowners Association of record in Book 8762 Page 169 6) Bylaws for Hemmingwood Homeowners Association of record in Book 8762 Page 186

This property is improved property known as 5518 Hearthstone Ln., Brentwood, Tennessee 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 29th day of April, 2011.

First State Financial, Inc.

BY: John Bruno, President
John Bruno, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, John Bruno, with whom I am personally acquainted, and who acknowledged themselves to be the President of First State Financial, Inc, a corporation, and as such President being authorized so to do, executed this instrument for the purposes therein contained and on behalf of First State Financial, Inc.

Witness my hand, at office, this 29th day of April, 2011.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/23/11
FILE NO: 06778

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

