BILL GARRETT, Davidson County
Trans:T20110068119 DEEDWARR
Recvd: 10/31/11 14:04 2 pgs
Fees:13.00 Taxes:481.00
20111031-0084529

This Instrument Was Prepared E
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

Return to:
FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128
M-2816

ATE OF TENNESSEE
OUNTY OF ~~WILLIAMSON~~ Rutherford

e actual consideration or value, whichever is ater, for this transfer is $130,000.00.

Affiant

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 7 day of October, 2011.

Notary Public

My Commission Expies: 11/20/11

Address New Owner:	Send Tax Bill To:	Map & Parcel:
Terry M. Morrow & Janey A. Morrow 1433 Winding Creek Dr. Nolensville, TN 37135	New Owner	188-10-0A-10200CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Lynnwood Investment Partners, a Tennessee general partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Terry M. Morrow and Janey A. Morrow, Husband and Wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Carothers Crossing, Phase 2, Section 2 Lots 62-123, as of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Lynnwood Investment Partners by deed from Westview Homes, LLC, dated January 24, 2011 of record in Instrument No. 20110209-0011404, Register's Office for Davidson County, Tennessee.

This conveyance in made subject but not limited to the following:

1. Subject to all matters on Plat Plan of record in Instrument No.20070807-0093935, Register's Office for Davidson County, Tennessee.
2. Subject to Restrictive Covenants contained in Instruments of record in Instrument Nos.20070627-0076582; 20070821-0099817; 20070821-0099818; and in 20080515-0049892, Register's Office for Davidson, Tennessee.
3. Subject to BY-LAWS of record in Instrument No.20070627-0076582, Register's Office for Davidson County, Tennessee.
4. Subject to Charter for the Homeowners Association of record in Instrument No.20070627-0076582, Register's Office for Davidson County, Tennessee.
5. Subject to a Sanitary Sewer and /or Stormwater Drainage Easement of record in Instrument No.20070703-0079178, Register's Office for Davidson County, Tennessee.
6. Easement for pipeline of record in Book 4588, Page 484, Register's Office for Davidson County, Tennessee.
7. All assessments and taxes due in 2011 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 1433 Winding Creek Dr., Nolensville, TN 37135

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said

land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title tosaid land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 7th day of October, 2011

Lynnwood Investment Partners

By: _____
Alphonse H. Davis, Partner

_____
Anne H. McKnight, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Anne H. McKnight, with whom I am personally acquainted, and who upon her oath, acknowledged herself to be a Partner of Lynnwood Investment Partners, the bargainor, a Tennessee general partnership, and that she as such Partner, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Partnership by herself as such Partner.

Witness my hand, at Brentwood, Tennessee, 7th day of October, 2011

_____
Notary Public

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires: 12-28-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named Alphonse H. Davis, with whom I am personally acquainted, and who upon his oath, acknowledged himself to be a Partner of Lynnwood Investment Partners, the bargainor, a Tennessee general partnership, and that he as such Partner, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the Partnership by himself as such Partner.

Witness my hand, at Brentwood, Tennessee, 7th day of October, 2011

_____
Notary Public

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires: 12-28-13