BILL GARRETT, Davidson County
Trans:T20110070031 DEEDWARR
Recvd: 11/07/11 10:22 2 pgs
Fees:13.00 Taxes:262.70
20111107-0086739

STATE OF Texas
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $71,000.00

Kelly L. Kenney
Affiant

Subscribed and sworn to before me, this 1st day of November, 2011.

Cynthia Chacon
Notary Public

CYNTHIA CHACON
MY COMMISSION EXPIRES
June 13, 2014

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
4711 Trousdale Drive Suite 120
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Teneal R.Morris	**First Community Mortgage, Inc.**	163020B17400CO
758 Pippin Drive	**275 Robert Rose Drive**	
Antioch, TN 37013	**Murfreesboro, TN 37129**	
		FILE #: ST10347

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kelly Leann Kenney, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teneal R.Morris, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 166, SECTION 2, BERKELEY HALL TOWNHOMES AS SHOWN ON THE FIRST AMENDMENT TO THE MASTER DEED FOR BERKELEY HALL TOWNHOMES RECORDED AS INSTRUMENT NO. 20070705-0079992 AMENDING MASTER DEED OF RECORD AS INSTRUMENT NO. 20061127-0146201 TOGETHER WITH ALL RIGHTS AND APPURTENANCES THERETO BELONGING. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO KELLY LEANN KENNEY, UNMARRIED BY WARRANTY DEED FROM H & B BUILDERS, LLC DATED 05/23/08 AND RECORDED ON 05/27/08 IN INSTRUMENT NO. 20080527-0053210, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Instrument No. 20070705-0079992, amending Master Deed of record in Instrument No. 20061127-0140201, Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 758 Pippin Drive, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 1st day of November, 2011.

Kelly Leann Kenney

Kelly Leann Kenney

STATE OF Texas)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, Kelly Leann Kenney , the within named Grantors, 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, at office, this 1st day of November, 2011.

CYNTHIA CHACON
MY COMMISSION EXPIRES
June 13, 2014

Cynthia Chacon

Notary Public

My Commission Expires:_____