WARRANTY DEED

R-VRE-11-702

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Shane Padgett Morris	Pinnacle National Bank	
702 Boscobel Street	(NAME) 7040 Carothers Parkway	82-16-326
(ADDRESS) Nashville, TN 37206	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENNETH NORMAN HEVERLY AND WIFE, DEBORAH HEVERLY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHANE PADGETT MORRIS AND MICHELLE ANN MORRIS, HUSBAND AND WIFE, 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 NO. 82 ON THE PLAN OF J. S. WILLIAMS ADDITION TO EDGEFIELD (NOW EAST NASHVILLE), OF RECORD IN PLAT BOOK 21, PAGE 45, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KENNETH NORMAN HEVERLY AND DEBORAH HEVERLY, HUSBAND AND WIFE, BY DEED FROM DUNCAN G. ROWE AND WIFE, JEANNIE R. ROWE OF RECORD IN INSTRUMENT NUMBER 20070612-0070486, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 8, 2007.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 21, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 702 Boscobel Street, Nashville, Tennessee 37206
(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:T20110077153 DEEDWARR
Recvd: 12/06/11 15:31 2 pgs
Fees:13.00 Taxes:1665.00
20111206-0095274

Witness my/our hand(s) this 1st day of December, 2011.

Kenneth Norman Heverly by Laura Mitchell, attorney-in-fact
Kenneth Norman Heverly by Laura Mitchell,
attorney-in-fact

Deborah Heverly by Laura Mitchell, attorney-in-fact
Deborah Heverly, by Laura Mitchell, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of December, 2011, before me personally appeared Laura Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kenneth Norman Heverly and wife, Deborah Heverly and who acknowledged he/she/they executed the same as the free act and deed of the said Kenneth Norman Heverly and wife, Deborah Heverly.

Witness my hand and official seal, this the 1st day of December, 2011.

Patricia J. Parsons
Notary Public

PATRICIA J. PARSONS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission Expires: 5-11-2012

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