BILL GARRETT, Davidson County
Trans: T20120001278 DEEDWARR
Recvd: 01/06/12 09:00 2 pgs
Fees: 13.00 Taxes: 669.70

20120106-0001413

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

ET-11-2408

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Morgan	Hometown Lenders LLC (NAME)	
3285 Riverwalk Drive (ADDRESS)	12935 Hwy 231/431 N (ADDRESS)	85-12-A-24.00 CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Hazel Green, AL 35750 (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 WILLIAM SCOTT BROWN, A SINGLE MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN M. MORGAN AND BRENDA G. MORGAN, 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 26, RIVERS EDGE, SECTION TWO, JACKSON DOWNS, PHASE TWO, FIRST REVISION, LOTS 26 THRU 32 AND 35, as shown on plat of record in Plat Book 8250, Page 922, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Scott Brown by Warranty Deed from James A. Simmons and Robin L. Simmons, husband and wife, recorded on the 26th day of September, 2002 in Instrument No. 20020926-0117473, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) county property taxes for the year 2012 and thereafter not yet due and payable; (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERS EDGE, SECTION TWO, JACKSON DOWNS, PHASE TWO, FIRST REVISION, LOTS 26 THRU 32 AND 35, as recorded in Plat Book 8250, Page(s) 922, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); (3) Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9280, Page 334, Book 11098, Page 1 and Instrument No. 20100927-0076802 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and (4) Easement for Drainage, recorded in Book 9857, Page 77; all of the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3285 Riverwalk Drive, Nashville, Tennessee 37214
(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.

Witness my/our hand(s) this 30th day of December, 2011.

William Scott Brown

STATE OF Tennessee

COUNTY OF Davidson

On this the 30th day of December, 2011, before me personally appeared William Scott Brown to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of December, 2011.

Notary Public



My Commission Expires: 5/20/14

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520