BILL GARRETT, Davidson County
Trans:T20120005162 DEEDWARR
Recvd: 01/23/12 12:05 2 pgs
Fees:13.00 Taxes:543.90
20120123-0006156

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 2012.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G11-3470D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Randy L. Brown, a married man (NAME)	Brand Mortgage Group (NAME)	44-10-9
1316 Donelson Avenue (STREET ADDRESS)	6224 Sugarloaf Parkway Suite 200 (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Duluth, GA 30097 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Stephen Morrison and Patricia Morrison, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randy L. Brown, a married man**, 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:

A certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of SECTION 1, ROLLING GREEN SUBDIVISION, VILLAGE OF OLD HICKORY, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded August 21, 1948, in Book 1424, Page 76, in the Register's Office for Davidson County, Tennessee; fronting 90 ft. on Donelson Avenue, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Stephen Morrison, and wife, and Patricia Morrison from Alma Ladd Jackson, Walter Thomas Jackson, Jr., Elmer Eugene Jackson and, by Deed dated September 27, 2001, in Instrument #20011018-0113575, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 76, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants as recorded in Instrument #200412160149592, Register's Office for Davidson County, Tennessee.

3. Utility Easement in Book 1641, Page 466, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1316 Donelson Avenue, Old Hickory, TN 37138.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 18th day of January, 2012.

Stephen Morrison — January 18, 2012
Stephen Morrison — Date

Patricia Morrison — January 18, 2012
Patricia Morrison — Date

STATE OF Tennessee

COUNTY OF Knox }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Stephen Morrison and Patricia Morrison, husband and wife, the bargainor(s), 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 and official seal, this 18th day of January, 2012.

My Commission Expires: 5-4-2013

DARLENE MORRISON
STATE OF TENNESSEE
Notary Public
NOTARY PUBLIC
KNOX COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066