WARRANTY DEED

Record & Return To

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of January, 2012

Notary Public

MY COMMISSION EXPIRES: 5/14/15

(AFFIX SEAL)

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Hawk	Fifth Third Mortgage Company	109050A00300CO
(NAME)	(NAME)	
1008 Wemberton Place	5001 Kingsley Drive, MD: 1MOCBQ	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Cincinnati, OH, 45227	
(CITY) (STATE) (ZIP)	(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 hereby acknowledged, I/WE, **Larry J. Morrison and wife, Shann-a-Le Morrison**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Margaret Hawk**, unmarried, 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. 72 on the plan of Phase 4, Lakeridge, of record in Book 8250, page 726, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Larry J. Morrison and wife, Shann-A-Le Morrison, by Warranty Deed from Alain Dery, a seventy percent (70%) undivided interest and Colette Marcil, a Thirty percent (30%) undivided interest, dated April 25, 2005 and filed of record on July 11, 2005 in Instrument No. 20050711-0079863, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1008 Wemberton Place, Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20120009664 DEEDWARR
Recvd: 02/08/12 11:56 2 pgs
Fees:13.00 Taxes:698.93
20120208-0011306

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, has 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. 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 our hands this 26 day of **January, 2012**

Larry J. Morrison

Larry J. Morrison

Shaun-a-Le Morrison

Shaun-a-Le Morrison

STATE OF Indiana
COUNTY OF LaGrange

Personally appeared before me, the undersigned authority, **Larry J. Morrison and wife, Shaun-a-Le Morrison**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day of **January, 2012**

NOTARY PUBLIC SEAL STATE OF INDIANA

JENNIFER BRICKER
La Grange County
My Commission Expires
February 3, 2016

Jennifer Bricker

Notary Public

My commission expires: 2-3-2016