Record and return to:
Hallmark Title Company
3027 Hwy 31 W
White House, TN 37188
615-672-4343

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of **February, 2012.** Notary Public MY COMMISSION EXPIRES: 04/23/2013 (AFFIX SEAL)

DOLLY PEAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary E. Morgan and Barbara Morgan	Fifth Third Bancorp	172140B20700CO
(NAME) 4724 Sterling Cross	(NAME) P.O. Box 598	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Amelia, OH 45102	
(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, WE, **Richard S. Elms and wife, Beth Elms***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Zachary E. Morgan and Barbara Morgan, husband and wife**, 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 Number 207, Winfield Park, Phase 1, Section 2, Revision 2, as shown on Plat of record in Instrument Number 20010313-0024087 (revising plat of record in Instrument Number 20000225-0018480), Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard S. Elms, married, by Warranty Deed from Newmark Homes, LP, a Tennessee Limited Partnership, dated March 30, 2001 and filed on April 3, 2001 in Instrument Number 20010403-0032357, Register's Office for Davidson County, Tennessee.

*Beth Elms joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, she may have in and to the said property by virtue of marriage to Richard S. Elms.

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.

BILL GARRETT, Davidson County
Trans:T20120011521 DEEDWARR
Recvd: 02/16/12 08:40 2 pgs
Fees:13.00 Taxes:1283.90
20120216-0013495

This is improved property, known as 4724 Sterling Cross, Nashville, TN 37211

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 **15th** day of **February, 2012.**

Richard S. Elms

Beth Elms

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Richard S. Elms and Beth Elms**, 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 **15th** day of **February, 2012.**

Notary Public

My commission expires:
3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY