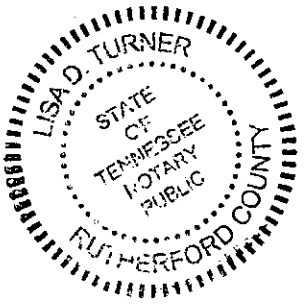
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20120016407 DEEDWARR
Recvd: 03/06/12 10:13 2 pgs
Fees:13.00 Taxes:362.60
20120306-0019492

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$100,000.00~~ $98,000.00

Michael Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2012

Lisa D. Turner
Notary Public

MY COMMISSION EXPIRES: 8-18-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Young	GMFS, LLC	15003000300
(NAME) 2905 High Rigger Drive	(NAME) 7389 Florida Blvd. Suite 200-A	
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Baton Rouge, LA 70806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Donald R. Morris and Beverly M. Morris, Trustees U/A/D May 14, 1996 of the Morris Joint Revocable Living Trust Agreement and any Successors in Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Young a single 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:

Land in Davidson County, State of Tennessee, described as follows: to –wit:
Being Lot No. 3 on the Plan of Harbour Town Village, Section II, of record in book 4675, pages 146 and 147, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Donald R. Morris and wife, Beverly M. Morris, Trustees U/A/D May 14, 1996 of the Morris Joint Revocable Living Trust Agreement and any Successors in Trust, by deed of record in Book 10049, Page 439, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2905 High Rigger Drive, Nashville, TN 37217

(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 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. 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 29th day of February, 2012

By: Donald R Morris, TRUSTEE
Donald R. Morris, Trustee U/A/D May 14, 1996 of the
Morris Joint Revocable Living Trust Agreement

Beverly M Morris Trustee
Beverly M. Morris, Trustee U/A/D May 14, 1996 of the
Morris Joint Revocable Living Trust Agreement

STATE OF TN
COUNTY OF Hamilton

On this the 29th day of February, 2012, before me, personally appeared Donald R. Morris as Trustee U/A/D May 14 1996 of the Morris Joint Revocable Living Trust Agreement, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at 3712 Ringgold Rd Chatt TN this 29th day of February, 2012.

Commission expires: Nov 4, 2014

Notary Public

KELLEY MCDANIEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

STATE OF TN
COUNTY OF Hamilton

On this the 29th day of February, 2012, before me, personally appeared Beverly M. Morris as Trustee U/A/D May 14 1996 of the Morris Joint Revocable Living Trust Agreement, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal at 3712 Ringgold Rd Chatt, TN this 29th day of February, 2012.

Commission expires: Nov 4, 2014

Notary Public

KELLEY MCDANIEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129