This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:
Jessica R. Huang
1900 Richard Jones Rd T4
Nashville, TN 37215

SEND TAX BILLS TO:
Farmington Financial Group
2002 Richard Jones Rd #300A
Nashville, TN 37215

MAP/PARCEL:
117150A18000CO

For good and valuable consideration received, **Thomas R. "Trey" McDonald, III, Administrator of the Estate of James Lynn Morgan; and Jeffrey Lynn Jarnigin and Lisa Jarnigin Martinez, Heirs of the Estate of James Lynn Morgan, Davidson County Probate Court, Case No. 11P-967,** (hereinafter referred to as "Grantor") by these presents do transfer and convey unto the Grantee, **Jessica R. Huang, unmarried,** (hereinafter referred to as "Grantee") all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **James Lynn Morgan,** described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. T-4 of Green Hills Terrace, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Green Hills Terrace of record in Book 5304, Page 702, and shown on the Plan of record in Plat Book 5200, page 64, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to James Lynn Morgan, unmarried, by Deed from Harold E. Madry, unmarried of record at Instrument No. 20040901-0105933, Register's Office for Davidson County, Tennessee, dated August 30, 2004.

James Lynn Morgan died May 12, 2011, his estate being administered through Davidson County Probate Court, Case No. 11P-967. Thomas R. "Trey" McDonald, III, Administrator of the Estate of James Lynn Morgan; and Jeffrey Lynn Jarnigin and Lisa Jarnigin Martinez, Heirs of the Estate of James Lynn Morgan, Davidson County Probate Court, Case No. 11P-967, in said capacities convey the property herein.

This conveyance is subject to a) 2012 property taxes and subsequent; b) instruments of record in Book 5200, Page 64; Book 5304, Page 702; Book 7841, Page 557; Book 5304, Page 745; Book 9830, Page 181; Book 3879, Page 569; Book 4320, Page 896; Book 7658, Page 278; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as **1900 Richard Jones Road T4, Nashville, Tennessee 37215**.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind itself as the rightful heirs of and Executor of the **Estate of James Lynn Morgan,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of March, 2012.

BILL GARRETT, Davidson County
Trans:T20120021726 DEEDWARR
Recvd: 03/26/12 14:05 2 pgs
Fees:13.00 Taxes:447.70
20120326-0025550

Estate of James Lynn Morgan

BY: Thomas R. "Trey" McDonald III
Thomas R. "Trey" McDonald, III, Administrator

BY: _____
Jeffrey Lynn Jarnigin, Heir

BY: Lisa Jarnigin Martinez
Lisa Jarnigin Martinez, Heir

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of March, 2012, before me personally appeared Thomas R. "Trey" McDonald, III, Administrator of the Estate of James Lynn Morgan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd day of March, 2012.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of March, 2012, before me personally appeared Jeffrey Lynn Jarnigin and Lisa Jarnigin Martinez, Heirs of the Estate of James Lynn Morgan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd day of March, 2012.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 121,000.00.

_____
Affiant

Subscribed and sworn to before me this 23rd day of March, 2012.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY