This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Joshua K. Morris
5380 Trousdale Dr.
Nashville, Tennessee 37220

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Access National Mortgage Co.
1800 Robert Fulton Dr., Ste 350
Reston, VA 20191

MAP 160-8
GROUP
PARCEL 20

BILL GARRETT, Davidson County
Trans:T20120023001 DEEDWARR
Recvd: 03/29/12 16:15 3 pgs
Fees:18.00 Taxes:1179.89
20120329-0026864

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dale R. Addy and wife, April Bonner-Addy,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Joshua K. Morris and Amber L. Morris, 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 No. 12 on the Plan of Broadwell Acres, of record in Plat Book 2663, page 118, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Dale R. Addy and wife, April Bonner-Addy by deed from James R. Brown and wife Bobbie J. Brown dated September 28, 2000 of record in Instr. 20001002-0097496, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **5380 Trousdale Dr., Nashville, Tennessee 37220.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **29th** day of **March, 2012.**

Dale R. Addy

April Bonner-Addy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dale R. Addy and wife, April Bonner-Addy**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of March, 2012.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/14/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $318,888.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY