BILL GARRETT, Davidson County
Trans:T20120023694 DEEDWARR
Recvd: 04/02/12 13:45 2 pgs
Fees:13.00 Taxes:462.50
20120402-0027685

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and Sworn to before me, this 30th day of March, 2012.

Notary Public

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3-4-13

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Robin Kevin Mathis and Sam L. Cook, III 1309 Sycamore Valley Road Ashland City TN 37015	SAME	160140B12500CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jeffery Scott Morgan and wife Peggy Elizabeth Matthews Morgan,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Robin Kevin Mathis, married, and Sam L. Cook, III, married**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 5829, on the Plan of the 2nd Revision, Brentwood Trace Condominiums, as shown by plat appearing of record in Plat Book 5200, page 261, also by Master Deed and By-Laws of record in Book 5524, page 415, amended in Book 5545, page 540, establishing a Horizontal Property Regime, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said property.

Being the same property conveyed to Jeffery Scott Morgan and Peggy Elizabeth Matthews by deed from Jarod A. Tanksley of record in Instrument No. 20040611-0069246, Register's Office for Davidson County, Tennessee.

The said Peggy Elizabeth Matthews having since married and now being Peggy Elizabeth Matthews Morgan.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, Page 261, said Register's Office.

Subject to covenants, conditions and restrictions as contained in the Master Deed for Brentwood Trace Condominiums as of record in Book 5524, page 415, and amended in Book 5545, page 540, Register's Office for Davidson County, Tennessee.

Subject to Bylaws of record in Book 5524, page 424 and amended in Book 5537, page 988; and Book 5868, page 70, Register's Office for said County.

This is (x) improved ( ) unimproved property known as 5829 Brentwood Trace, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 30th day of March, 2012.

Jeffery Scott Morgan

Peggy Elizabeth Matthews Morgan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Jeffery Scott Morgan, Peggy Elizabeth Matthews Morgan** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of March, 2012.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY