WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

Subscribed and sworn to before me, this 11th day of May, 2012

Notary Public

MY COMMISSION EXPIRES: 1/9/2016
(AFFIX SEAL)

LEE J. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Scarborough Morton	NEW OWNER	160-15-0-C
(NAME)	(NAME)	(MAP)
5601 Cloverland Drive #134		026.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Helen Shinnick, Executrix for the Estate of Annie Lou Adams**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **John Scarborough Morton**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 134 of Cloverland Hall, a Condominium, a Horizontal Property Regime, located in Brentwood, TN, as shown on the plat of Cloverland Hall, Condominium apartments, recorded in Instrument No. 20021101-0134432, said Register's Office, and described in a Master Deed recorded in Instrument No. 20021105-0135643 as amended in Instrument No. 20090714-0065770, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Cloverland Hall, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20021105-0135643 as amended in Instrument No. 20090714-0065770, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Annie Lou Adams, by deed dated May 14, 2004, from Haury and Smith Contractors, Inc., of record in Instrument No. 20040517-0057593, Register's Office for Davidson County, TN. The said Annie Lou Adams having since died. The power to transfer and convey title is vested in Helen Shinnick, Executrix, pursuant to the Will and Letters Testamentary, File No. 12P-227.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5601 Cloverland Drive #134, Brentwood, Tennessee 37027

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 my/our hand(s) this 11th day of May, 2012.

Helen Shinnick Executrix
for the Estate of Annie Lou Adams

Helen Shinnick, Executrix
for the Estate of Annie Lou Adams

BILL GARRETT, Davidson County
Trans:T20120035612 DEEDWARR
Recvd: 05/15/12 10:32 2 pgs
Fees:13.00 Taxes:1239.50

20120515-0041854

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Helen Shinnick, with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Executrix for the Estate of Annie Lou Adams and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing for the Estate of Annie Lou Adams, as Helen Shinnick, Executrix.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11th day of May, 2012.

Notary Public

My Commission Expires: 1/9/2016

