Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $188,000.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2012.

Notary Public
My commission expires: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

05-1205-65579

Address of New Owner:	Send Tax Bills to:	Tax Information
Linda Katherine Morgan 804 Dry Creek Road Goodlettsville TN 37072	OWNER	24-00-0-170.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ricky D. Ford and wife, Connie Smith Ford, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Linda Katherine Morgan, hereinafter called the Grantees, their successors 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. 1, on the Plan of Lane Subdivision, of record in Plat Book 6200, Page 553, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ricky D. Ford and wife, Connie Smith Ford by deed from William E. Lane and wife, Jessie V. Lane, dated January 20, 1987, recorded January 22, 1987 in Book 7114, Page 829, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 804 Dry Creek Road, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120041287 DEEDWARR
Recvd: 06/05/12 11:40 2 pgs
Fees:13.00 Taxes:695.60
20120605-0048937

WITNESS my hand this 30th day of May, 2012.

Ricky D. Ford

Connie Smith Ford

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ricky D. Ford and Connie Smith Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of May, 2012.

State of Tennessee at Large

My Commission expires 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014