WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AVB12-5513

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles B. Morton, Jr.	Charles B. Morton, Jr.	
5513 Cottonport Drive (ADDRESS)	(NAME) 5513 Cottonport Drive (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	171-08A-119.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BARBARA L. WYER AND HUSBAND, STEVEN WYER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES B. MORTON, JR. AND WIFE, CYNTHIA K. MORTON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 119 on the Plan of Cottonport Plantation, Phase I, of record in Plat Book 6900, Page 530, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara L. Wyer by Deed from Elias Marrero and wife, Ileana Marrero of record in Instrument No. 20040721-0087363, Register's Office for Davidson County, Tennessee, dated July 19, 2004.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6900, page 529; Plat Book 6900, page 530; Book 7430, page 784; Book 7565, page 57; Book 7637, page 925; Book 7824, page 254; Book 7897, page 576; Book 7897, page 578; Book 8313, page 932; Book 10775, page 37; Book 7621, page 600; Book 7981, page 971; Book 7350, page 137, Register's Office for Davidson County, Tennessee.

Steven Wyer, husband of Barbara L. Wyer, joins in this conveyance for the sole purpose of conveying any marital interest he may have in the said property.

unimproved ( )
This is improved (X) property, known as 5513 Cottonport Drive, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 4th day of June, 2012.

Barbara L. Wyer

Steven Wyer

BILL GARRETT, Davidson County
Trans:T20120042385 DEEDWARR
Recvd: 06/08/12 09:33 2 pgs
Fees:13.00 Taxes:1480.00

20120608-0050154

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of June, 2012, before me personally appeared Barbara L. Wyer and husband, Steven Wyer to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of June, 2012.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959