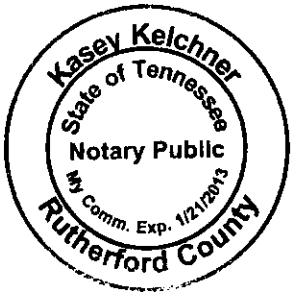
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Advantage Title : Escrow , 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| J. Hardy Morris | J Hardy Morris | 087 00002400 |
| (NAME) | (NAME) | |
| 0 N New Hope Road | 4116 New Hope Meadow Rd | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Hermitage TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bettye M. Klein, Trustee for the Bettye M. Klein Revocable Living Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Hardy Morris and wife, Kimberly Susan Morris, 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:

**SEE ATTACHED EXHIBIT A**

unimproved ☒

This is improved ☐ property, known as 0 N. New Hope Road, Hermitage, TN 37076

(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 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.

BILL GARRETT, Davidson County
Trans:T20120042483 DEEDWARR
Recvd: 06/08/12 11:17 3 pgs
Fees:18.00 Taxes:370.00
20120608-0050263

Witness my hand this 5th day of June, 2012.

Bettye M. Klein

Bettye M. Klein, Trustee

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bettye M. Klein, 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 Franklin, Tennessee, this the 5th day of June, 2012.

Commission expires:

Notary Public

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bettye M. Klein with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Bettye M. Klein Revocable Living Trust and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 5th day of June, 2012.

Commission expires:

Notary Public

Kasey Kelchner State of Tennessee Notary Public My Comm. Exp. 1/21/2013 Rutherford County

# EXHIBIT A

Three tracts of land in the 4th Civil District of Davidson County, Tennessee, being a part of Lot No. 8 on the Plan of the lands of Moses T. Brooks, deceased as of record in Minute Book "H", Page 690, in the County Court of Davidson County, Tennessee and more particularly described as follows:

Tract No. 1:
Beginning at a point in the center line of New Hope Road 653.2 ft. along the center of Old New Hope Road from Flora Johnson's north line; thence along the center of New Hope Road, north 0°21' West 166.8 feet to the southeast corner of the property conveyed to William E. Reed, Jr.; thence along Reed's south line north 87° 30' West 342.6 feet to a point in Mrs. Ruby Lane Hayes' line; thence along Mrs. Ruby Lane Hayes' line and with a fence, south 14° 10' east 191.7 feet to a point; thence north 89° 32; east 295.9 feet to the beginning containing 1.28 acres, more or less.

Tract No. 2:
Beginning at the northwest corner of the tract of land conveyed to J.W. Jenkins and wife, Willadean Jenking by Mrs. Ruby Lanes Hayes by deed recorded in Register's Office of Davidson County, Tennessee, in Book 1540, Page 35, runs thence South 10 feet to the fence of Mrs. Ruby Lane Hayes, thence in a westerly direction with the said fence of Mrs. Ruby Lane Hayes 355 feet more or less to Johnson's line; thence in a northerly direction with Johnson's line 409 feet to a stake, a corner with the lands conveyed by Mrs. Ruby Lanes Hayes to Curtis Bruce; thence in an easterly direction 175 feet more or less to the northwest corner of the lands conveyed to J.E. Peach by said Mrs. Ruby Lane Hayes; thence in a southerly direction with the western line of said J.E. Peach 210 feet to Peach's southwest corner; thence in an eastern direction with said J.E. Peach's south line 210 feet to Reed's southwest corner; thence in an eastern direction with said J.E. Peach's south line 210 feet to Reed's southwest corner; thence in an eastern direction with said J.E. Peach's south line 210 feet to Reed's line; thence in a southern with said W.E. Reed's west line 210 feet to J.W. Jenkin's north line; thence in a western direction with said Jenkins' north line 27 feet more or less the point of beginning.

Tract No. 3:
Beginning at a point ten feet south of the northwest corner of a tract of land conveyed to J.W. Jenkins and wife Willadean Jenkins, by Mrs. Ruby Lane Hayes, by deed recorded in Register's Office of Davidson County, Tennessee, in Book 1540, Page 35; thence in a Westerly direction 355 feet along the southerly margin of a tract of land conveyed to J.W. Jenkins and wife Willadean Jenkins, by deed from Mrs. Ruby Lane Hayes and recorded in the Register's Office of Davidson County, Tennessee, in Book 2090, Page 102, a noted in Book 78, Page 326, to Mrs. Florence Johnson's eastern boundary thence in a southerly direction with the said Johnson's easterly line 288 feet to the northwest corner of the Buford Smith Property, thence easterly and in a straight line along the said Buford Smith's northern boundary 358 feet to the northeast corner of the Buford Smith's property; thence on a straight line easterly toward the New Hope Road 82 feet to the fence of Mrs. Ruby Lane Hayes; thence northerly, slight northwesterly 85 feet to the southwest corner of the tract of land conveyed to J.W. Jenkins and wife, Willadean Jenkins, by the said Mrs. Ruby Lane Hayes by deed recorded in Register's Office of Davidson County, Tennessee, in Book 1540, Page 35, above mentioned, thence on a straight line 185 feet along the westerly margin of the J.W. Jenkins and wife, Willadean Jenkins property, previously conveyed by them to the said Mrs. Ruby Lane Hayes and above mentioned, to the point of beginning, containing two and one half acres, more or less.

Included in this description but excluded from this conveyance is property in Instrument No. 20061114-0141573, and all that property which is encompassed within the boundaries as shown in plat 20021203-0148523 from all instrumentation going forward.

Being the same property convyed to Bettye M. Klein, as Trustee for the Betty M. Klein Revocable Living Trust by deed from Bettye M. Klein of record in Instrument No. 20061114-0141574, Register's Office for Davidson County, Tennessee.

Being same property conveyed to Bettye M. Klein by Warranty Deed from Dwight Holland, single, of record in Book 11637, Page 305, and being the same property conveyed to Bettye M. Klein, as Trustee for the Bettye M. Klein Revocable Living Trust of record in Instrument No. 20061114-0141574, Register's Office for Davidson County, Tennessee.