WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

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	SWBC Mortgage Corporation	08709013100
(NAME)	(NAME)	
6150 N New Hope Road	9311 San Pedro	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37075	San Antonio, TX 78216	
(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, 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:

Lot No. 1 on the Plan of Opal Estates Subdivision, recorded in Instrument No. 20021203-0148523 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description.

Being part of the 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.

unimproved ☐

This is improved ☒ property, known as 6150 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 11:19 2 pgs
Fees:13.00 Taxes:777.00
20120608-0050264

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

Bettye M. Klein

Bettye M. Klein

Bettye M. Klein Trustee

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