BILL GARRETT, Davidson County
Trans: T20120050244 DEEDWARR
Recvd: 07/09/12 12:25 2 pgs
Fees: 13.00 Taxes: 502.09
20120709-0060064

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,700.00,

Laura Orr
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2012.

Amanda Vaught
NOTARY PUBLIC

My commission expires: 01/07/2013

AV-12-713

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Orr & Bruce Burridge, Jr. 713 Yoest Circle Antioch, TN 37013	F& M Bank 10 Cadillac Drive Brentwood, TN 37027	162-07-0-215.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Five Thousand Seven Hundred and 00/100 Dollars ($135,700.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **WILLIAM RANDAL MORGAN, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **LAURA ORR, A SINGLE WOMAN AND BRUCE BURRIDGE, JR., A SINGLE MAN,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Whittemore Valley, Section 5, of record in Book 6250, page 904, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Randall (sic) Morgan, unmarried, by Warranty Deed from Allan J.C. Ward and wife, Diane Gents-Ward, dated 1/24/2003, recorded 1/28/2003, of record in Instrument No. 20030128-0011734, in the Register's Office for Davidson County, Tennessee. The aforementioned deed contained a typographical error in the name of Grantee. William Randall Morgan is correctly known as William Randal Morgan.

This is improved property more commonly known as 713 Yoest Circle, Antioch, TN 37013.

This conveyance is made subject to all matters as shown on plat of record in Book 6250, page 904; to any and all restrictive covenants and/or easements of record in

the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 5 day of July, 2012.

WILLIAM RANDAL MORGAN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, William Randal Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5 day of July, 2012.

Notary Public

David P. Webber
Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014