This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 3568-91A

ADDRESS NEW OWNER:
Calvin Bridgeforth
1235 Apache Lane
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Regions Bank DBA Regions Mortgage
2050 Parkway Office, Circle
Birmingham, AL 35244

MAP **05212010300**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jon Morrell** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Calvin Bridgeforth and wife, Deborah Bridgeforth**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Certain real property situate in the City of Madison, Davidson County, Tennessee, and described as follows, to-wit:
>
> Being Lot No. 91 on the Plan of Sequoia Valley, Section 2, of record in Plat Book 3700, page 114, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.
>
> Being the same property conveyed to Jon Morrell by deed from Regions Bank dated March 24, 2010, of record in Instrument No. 20100330-0023632, Register's Office for Davidson County, Tennessee.

This is improved property known as 1235 Apache Lane, Madison, Tennessee 37115. Possession is to be given on July 6, 2012.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

BILL GARRETT, Davidson County
Trans:T20120050665 DEEDWARR
Recvd: 07/10/12 13:05 2 pgs
Fees:13.00 Taxes:503.20
20120710-0060534

WITNESS our hands this the 6th day of July, 2012.

Jon Morrell

STATE OF NV)
COUNTY OF Clark)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jon Morrell**, the bargainors, 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 official seal at office this 6th day of July, 2012.

ESTEBAN REY
Notary Public, State of Nevada
Appointment No. 07-1347-1
My Appt. Expires Feb 11, 2015

NOTARY PUBLIC

My Commission Expires:

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $136,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of July, 2012.

NOTARY PUBLIC

My Commission Expires: 1-24-15

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY