WARRANTY DEED

G-VRES-12-4511

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Randal Morgan	PrimeLending, A PlainsCapital Company	
4511 Granny White Pike (ADDRESS)	18111 Preston Rd, Suite 900 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	131-7-136.00

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 SHELLEY HALEY AND SPOUSE, PAUL HALEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM RANDAL MORGAN, AN UNMARRIED MAN , 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 THE NORTH PARTS OF LOT NOS. 12 AND 13 AND THE SOUTH PARTS OF LOT NOS. 11 AND 14 ON THE MAP OF GEORGE W. BLAIR'S REVISED SUBDIVISION OF BELMONT PARK PLAN, OF RECORD IN BOOK 421, PAGES 118 AND 119, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF THE GRANNY WHITE PIKE 251 FEET 1 INCH NORTH OF THE CENTER LINE OF AN UNNAMED STREET SHOWN ON SAID PLAN WHICH IS NOT OPEN, SAID POINT BEING 63 FEET 11 INCHES SOUTH OF THE COMMON CENTER OF LOT NOS. 11 AND 12 AND BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO B. HUME BRACEY AND WIFE, BY DEED OF RECORD IN BOOK 1198, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG BRACEY'S NORTH LINE, NORTH 89 DEGREES WEST 541 FEET 6 INCHES, MORE OR LESS, TO THE CENTER LINE OF BELMONT BOULEVARD (WHICH IS NOT OPEN), SAID POINT BEING 64 FEET 6 INCHES SOUTH OF THE COMMON CORNER OF LOT NOS. 13 AND 14 AND BEING BRACEY'S NORTHWEST CORNER; THENCE ALONG THE CENTER LINE OF BELMONT BOULEVARD, NORTH 6 1/4° EAST 100 FEET TO A POINT WHICH IS 35 FEET 8 INCHES NORTH OF THE COMMON CORNER OF LOT NOS. 13 AND 14; THENCE EASTERLY, PARALLEL TO BRACEY'S NORTH LINE, 547 FEET, MORE OR LESS, TO THE CENTER LINE OF THE GRANNY WHITE PIKE AT A POINT WHICH IS 36 FEET 1 INCH NORTH OF THE LINE BETWEEN LOT NOS. 11 AND 12; THENCE WITH THE CENTER LINE OF THE GRANNY WHITE PIKE SOUTH 13 3/4° WEST 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SHELLEY HALEY AND SPOUSE, PAUL HALEY BY WARRANTY DEED FROM NANCY R. SHIPLEY, UNMARRIED, RECORDED ON THE 4TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071204-0140453, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEARS 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGES 118 AND 119 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 4511 Granny White Pike, Nashville, Tennessee 37204
(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.

BILL GARRETT, Davidson County
Trans:T20120051729 DEEDWARR
Recvd: 07/13/12 10:46 2 pgs
Fees:13.00 Taxes:1624.30
20120713-0061718

Witness my/our hand(s) this 5th day of July, 2012.

Shelley Haley

Paul Haley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shelley Haley and Paul Haley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of July, 2012.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903