BILL GARRETT, Davidson County
Trans:T20120052847 DEEDWARR
Recvd: 07/18/12 11:19 2 pgs
Fees:13.00 Taxes:617.90
20120718-0063124

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN121842

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Robert G. Swindell, Trustee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2012.

NOTARY PUBLIC

My commission expires: 8/16/14

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
The Robert G. Swindell Living Trust 825 Brentview Drive Nashville, TN 37220	Same address as new owner	171030B275.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Seven Thousand and 00/100 Dollars ($167,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **J. TODD MORRIS AND TIMOTHY B. MORRIS**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **THE ROBERT G. SWINDELL LIVING TRUST**, hereinafter called the Grantee, its successors and/or 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. 37 Townhomes of Fredericksburg, Phase 2, Section 7 of record in Plat Book 9700, page 957 Register's Office for Davidson County Tennessse to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to J. Todd Morris and Timothy B. Morris, by Warranty Deed from Amanda Adcox Blanks, formerly known as Amanda E. Adcox, married, dated 10/30/2007, recorded 11/1/2007, of record in Instrument 20071101-0129178, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 9700, page 957; 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.

This is improved property known and designated as 601 Old Hickory Blvd., Unit 79, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and/or assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they 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 Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and/or assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 12th day of July, 2012.

J. Todd Morris
J. TODD MORRIS

Timothy B. Morris by J. Todd Morris, his Attorney-In-Fact
TIMOTHY B. MORRIS BY J. TODD MORRIS, HIS ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, J. Todd Morris, 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 12th day of July, 2012.

ARTRINNA D. MINNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 7, 2014

Notary Public

ARTRINNA D MINNIS
Printed Notary Name

My commission expires: 7-7-2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 12th day of July, 2012 before me, appeared J. Todd Morris, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for Timothy B. Morris and that said instrument was signed in behalf of the said Timothy B. Morris by himself as his attorney-in-fact. Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 7-7-2014

ARTRINNA D. MINNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 7, 2014