Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1107C24

WARRANTY DEED

FCR12-2109

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

MY COMMISSION EXPIRES:
September 9, 2014

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Serafine	~~To Be Determined~~ Homeland mg	
2109 Sanborn Drive	(NAME) 18111 Preston Rd Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Dallas, TX 75252	095-10-048.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 MARK D. MORGAN AND WIFE, CYNTHIA E. MORGAN, F/K/A CYNTHIA E. BOWER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FRANK SERAFINE, 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 Lot No. 158 on the Plan of Elm Hill Acres, Section No. IV, of record in Plat Book 2331, Page 118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark D. Morgan and Cynthia E. Bower, both unmarried by Deed from Jean Lorein Hickey aka Jean L. Hickey, single of record in Instrument No. 20050111-0004138, Register's Office for Davidson County, Tennessee, dated December 31, 2004.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2331, page 118, and Book 2442, page 464, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2109 Sanborn Drive, Nashville, Tennessee 37210
(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.

Witness my/our hand(s) this 27th day of July, 2012.

Mark D. Morgan

Cynthia E. Morgan

BILL GARRETT, Davidson County
Trans:T20120056101 DEEDWARR
Recvd: 07/31/12 10:55 2 pgs
Fees:13.00 Taxes:366.30

20120731-0067345

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of July, 2012, before me personally appeared Mark D. Morgan and wife, Cynthia E. Morgan, f/k/a Cynthia E. Bower to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of July, 2012.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959