THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2012. Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Return To: FOUNDATION TITLE, LLC Ste. C 22	

BILL GARRETT, Davidson County
Trans:T20120057443 DEEDWARR
Recvd: 08/03/12 10:49 2 pgs
Fees:13.00 Taxes:643.80
20120803-0068980

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calen W. Morrison	First Bank	MAP 087-02-0
4232 New Hope Meadow	6131 Shallowford Rd #102	PARCEL 009.00
Hermitage, TN 37122	Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Diane Marie Cullen, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Calen W. Morrison, an unmarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 15 on the Plan of New Hope Meadows - Phase I, First Revision, of record in Plat Book 6900 page 653, and corrected in Book 7664 page 465, in the Registers 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 Diane Marie Cullen by quitclaim deed from Daniel Brian Cullen, of record in Instrument No. 20041230-0154473, said Registers Office for Davidson County, Tennessee, dated December 7, 2004. Diane Marie Cullen is also known as Diane M. Cullen.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **4232 New Hope Meadow, Hermitage, TN 37122.**

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand( ) this the 27th day of July, 2012.

Diane Marie Cullen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Diane Marie Cullen** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

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

My Commission expires: 1-9-16

Notary Public

JACQUELINE A. WAECHTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN