BILL GARRETT, Davidson County
Trans:T20120064745 DEEDWARR
Recvd: 08/29/12 11:11 2 pgs
Fees:13.00 Taxes:473.60

20120829-0077960

BARBARA T. HODGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is
**$128,000.00**

Marilyn Randolph
Affiant

Subscribed and sworn to before me, this 28th day of August, 2012

Notary Public

My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

**THIS INSTRUMENT PREPARED BY**
**Solomon Parks Title & Escrow, LLC**
**8119 Isabella Lane, Suite 105**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Stephen V. Hammons and** | **New Owner** | **75-9-170.00** |
| **200 Bonnavue Drive** | | |
| **Hermitage, TN 37076** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Susan Lynn Morgan, Trustee for the J. L. Morgan Revocable Trust, dated 1st day of August, 2012**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Stephen V. Hammons, 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. 346 on the Plan of Section Eight Hermitage Hills of record in Plat Book 3600, Page 24, 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 Susan Lynn Morgan as Trustee for the J. L. Morgan Revocable Trust, dated the 1st day of August 2012 by Deed from J.L. Morgan of record at Instrument No. 20120807-0070421, Register's Office for Davidson County, Tennessee, dated August 1, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 200 Bonnavue Drive, Hermitage, TN 37076.

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 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/our hand(s) this 28th day of August, 2012.

Susan Lynn Morgan, Trustee for the J.L. Morgan Revocable Trust
Dated the 1st day of August, 2012

By: Susan Lynn Morgan, Trustee
Susan Lynn Morgan, Trustee

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Susan Lynn Morgan, Trustee for and the J. L. Morgan Revocable Trust date the 1st day of August, 2012, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2012.

Notary Public

My Commission Expires: 5-26-2013

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **120221**
**RECORD & RETURN TO:**
**SOLOMON PARKS TITLE & ESCROW, LLC**
**8119 ISABELLA LANE, STE 105**
**BRENTWOOD, TN 37027**