BILL GARRETT, Davidson County
Trans:T20120070714 DEEDWARR
Recvd: 09/19/12 14:47 2 pgs
Fees:13.00 Taxes:575.89

20120919-0085243

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,645.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 2/6/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethany T Morris and Michael W Morris, wife and husband	Primary Residential Mortgage, Inc.	03000010500
	(NAME)	
3705 Bianco Road	4750 West Wiley Post Way, Ste. 200	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James Patrick Hoey, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bethany T Morris and Michael W Morris, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE FOURTEENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (OLD) IN THE CENTER OF BIANCO ROAD, THE NORTHEAST CORNER OF A TRACT OF LAND WHICH BELONGS TO ROBERT KAY O'DELL, HAVING A DEED REFERENCE IN DEED BOOK 5569, PAGE 726, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE SOUTHERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO KEITH WILLIAM KANE, HAVING A DEED REFERENCE IN DEED BOOK 3834, PAGE 258, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE NORTHWEST CORNER OF THIS TRACT AND CONTINUING, AS FOLLOWS: N 85 DEG. 53' 24" E, 129.94 FEET TO AN IRON PIN (NEW) IN THE CENTER OF BIANCO ROAD, A CORNER OF SAID TRACT OF LAND WHICH BELONGS TO KEITH WILLIAM KANE, IN THE WESTERLY BOUNDARY OF A TRACT OF LAND WHICH BELONGS TO STATE OF TENNESSEE, HAVING A DEED REFERENCE IN DEED BOOK 2694, PAGE 229, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO THE STATE OF TENNESSEE, S 01 DEG. 31' 06" E, PASSING A CONCRETE MONUMENT (OLD), AT 20.00 FEET, AND CONTINUING IN ALL 179.52 FEET TO A CONCRETE MONUMENT (OLD); THENCE, N 89 DEG. 25' 07" E, 125.92 FEET TO A CONCRETE MONUMENT (OLD); THENCE N 00 DEG. 27' 08" W, 195.68 FEET TO A CONCRETE MONUMENT (OLD); THE NORTHEAST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO THE STATE OF TENNESSEE, IN THE SOUTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO KEITH WILLIAM KANE; THENCE, N 88 DEG. 23' 01" E, PASSING THE SOUTHEAST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO KEITH WILLIAM KANE, AND CONTINUING IN ALL 297.01 FEET TO AN IRON PIN (NEW); THENCE, S 01 DEG. 43' 47" E, 588.86 FEET TO AN IRON PIN (NEW); THENCE, S 88 DEG. 36' 33" W, PASSING THE NORTHEAST CORNER OF A TRACT OF LAND WHICH BELONGS TO WILLIAM W. GRAVES, HAVING A DEED REFERENCE IN DEED BOOK 2742, PAGE 328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND CONTINUING IN ALL 555.80 FEET TO AN IRON PIN (OLD) IN THE NORTHERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO WILLIAM W. GRAVES, THE SOUTHEAST CORNER OF SAID TRACT OF LAND WHICH BELONGS TO ROBERT KAY O'DELL; THENCE WITH THE EASTERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO ROBERT KAY O'DELL, N 01 DEG. 47' 41" W, 567.17 FEET TO THE POINT OF BEGINNING, CONTAINING 6.88 ACRES, AS SURVEYED BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/B/A STEVEN E. ARTZ AND ASSOCIATES, INC. 514 SOUTH BROWN STREET, SUITE 600, SPRINGFIELD, TENNESSEE, 37172, MAY 24, 1998.

BEING THE SAME PROPERTY CONVEYED TO JAMES PATRICK HOEY, AN UNMARRIED MAN, BY

WARRANTY DEED
(Continued)

DEED FROM WANDA PRICE, AN UNMARRIED WOMAN OF RECORD BY INSTRUMENT NO. 20030410-0047672 AND BY INSTRUMENT OF CORRECTION OF DEED FROM WANDA PRICE A/K/A WANDA CAROL PRICE TO JAMES PATRICK HOEY, AN UNMARRED MAN, OF RECORD BY INSTRUMENT NO. 20030815-0118294, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3705 Bianco Road, Joelton, TN 37080
(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 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/our hand(s) this 14th day of September, 2012.

James Patrick Hoey

STATE OF Florida

COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Patrick Hoey, a married man, the herein bargainor(s), 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 official seal, this the 14th day of September, 2012.

Notary Public

My Commission Expires: ~~11/3/15~~

SANDRA THOMAS
Notary Public - State of Florida
My Comm. Expires Jan 18, 2016
Commission # EE 161172

(SEAL)

RETURN TO:
Parthenon Title Agency, LLC
85 White Bridge Road, Ste. 100-B
Nashville, TN 37205