BILL GARRETT, Davidson County
Trans:T20120071210 DEEDWARR
Recvd: 09/21/12 09:17 2 pgs
Fees:13.00 Taxes:980.50

20120921-0085857

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 19th day of September, 2012.

Notary Public
My commission expires:

CAROL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 2014

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1208U576

06-1209-74839

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael C. Kessen 4033 Brush Hill Road Nashville TN 37216	Farmington Financial Group 3002 Richard Jones Rd Ste 360 Nashville, TN 37215	061-08-0-153.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shane Morgan and wife, Amy Ross Morgan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael C. Kessen and wife, Virginia A. Kessen, hereinafter called the Grantees, their successors 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. 6, Block 1, on the Plan of A.J. McGaughey's Second Haysboro Subdivision, of record in Plat Book 547, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shane Morgan and wife, Amy Ross Morgan by deed from East Egg Ventures, LLC, dated May 26, 2006, recorded June 1, 2006, of record in Instrument No. 20060601-0064273, Register's Office for Davidson County, Tennessee.

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 property is improved property known as 4033 Brush Hill Road, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of September, 2012.

Shane Morgan

Amy Ross Morgan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shane Morgan and Amy Ross Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 19th day of September, 2012.

Notary Public
State of Tennessee at Large

My Commission expires 10-19-13

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD