This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Steven T. Morris, Trustee
for 105 River Court Trust
dated October 31, 2012
105 River Court
Nashville, Tennessee 37221

SEND TAX BILL TO:
Sumner Bank & Trust
967A Grassland Pl.
Gallatin, TN 37066

MAP	**141-12**
GROUP	**C**
PARCEL	**34co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ricky J. Newman and wife, Cynthia Newman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Steven T. Morris, Trustee for 105 River Court Trust dated October 31, 2012**, hereinafter called the GRANTEE, its 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. 34 on the Plan of River Bend, a Planned Unit Development, of record in Plat Book 6900, page 504 and 505, as amended by Surveyor's Instrument of Correction of record in Book 7465, page 833, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ricky J. Newman and wife, Cynthia Newman by deed dated from Jeffrey A. Austin and wife, Alma D. Austin, dated January 22, 2009 and recorded January 27, 2009 of record in Instrument No. 20090127-0007008, Register's Office for Davidson County, Tennessee.

Ricky J. Newman and Ricky Newman are one and the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

BILL GARRETT, Davidson County
Trans:T20120085702 DEEDWARR
Recvd: 11/08/12 15:50 3 pgs
Fees:18.00 Taxes:906.50
20121108-0103486

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **105 River Court, Nashville, Tennessee 37221.**

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, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 our hands this the **7th** day of **November, 2012.**

✓ Ricky J. Newman
by: Victoria Jani attorney in fact

Ricky J. Newman by Victoria Jani, his Attorney-in-Fact

Cynthia Newman
by: Victoria Jani attorney in fact

Cynthia Newman by Victoria Jani, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Victoria Jani**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Ricky J. Newman and wife, Cynthia Newman**, the bargainors, and that as said Attorney in Fact, she executed the within Warranty Deed on their behalf for the purposes therein contained by signing the names of **Ricky J. Newman and wife, Cynthia Newman** as their free act and deed.

WITNESS my hand and official seal this 7th day of November, 2012.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $245,000.00.

AFFIANT

Subscribed and sworn to before me on this 7TH day of November, 2012.

NOTARY PUBLIC

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

My Commission Expires: 7-8-13