NEW OWNER:

Full Service Residential Solutions, LLC
2930 Sidco Drive
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

Map 074
Group 04-0
Parcel 094.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0929

BILL GARRETT, Davidson County
Trans:T20120095147 DEEDWARR
Recvd: 12/12/12 14:20 2 pgs
Fees:13.00 Taxes:314.50
20121212-0114577

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty Five Thousand and 00/100 Dollars ($85,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JUSTIN MORRIS and wife, KRISTEN MORRIS** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **FULL SERVICE RESIDENTAL SOLUTIONS, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows: Land in Davidson County, Tennessee, being Lot No. 41 on the Section 12, Hermitage Hills, as of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which said Plan Reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Justin Morris and Kristen Morris by Special Warranty Deed from Bank of America, N.A., Successor By Merger To BAC Home Loans Servicing, LP FKA Countywide Home Loans Servicing, LP., dated April 12, 2012 and of record in Instrument No. 20120420-0034005, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 8145 Bonnafair Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to the following: Taxes and assessment for the year 2013 and subsequent years, not yet due and payable., all matters appearing on the subdivision plat of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7th day of December, 2012.

JUSTIN MORRIS

KRISTEN MORRIS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JUSTIN MORRIS AND KRISTEN MORRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 7th day of December, 2012.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

AFFIANT

Sworn to and subscribed to before me this 7th day of December, 2012.

NOTARY PUBLIC

My commission expires: 8-16-2015

CHRISTY MALONE-SMITH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY