WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$219,900.00~~ Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **12th** day of **April, 2013** Notary Public MY COMMISSION EXPIRES: 9.8.13 (AFFIX SEAL)

GREGORY LEE FAIRBRETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 8, 2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Wayne Morrison Jr and Jaya Joshi Morrison Jr	Crescent Mortgage Company	086040B04300CO
(NAME) 4901 Tulip Grove Ln	(NAME) 5901 Peachtree Dunwoody Rd Northeast, Bldg. C, Suite 250	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Atlanta, GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Richard Carlton Hertel and Vicki Carlene Hertel**, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Wayne Morrison Jr and Jaya Joshi Morrison Jr, husband and wife**, 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 94, PLAN OF FIRST REVISION, SECTION TWO, SUNSET OAKS, as shown on plat of record in Plat Book 7900, Page 942, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard Carlton Hertel and wife, Vicki Carlene Hertel by Warranty Deed from Dennis E. Traywick and wife, Lori H. Traywick, recorded on 8/3/10 in Instrument No. 20100803-0060890, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4901 Tulip Grove Ln, 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, 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, has 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.

BILL GARRETT, Davidson County
Trans:T20130032314 DEEDWARR
Recvd: 04/19/13 10:36 2 pgs
Fees:13.00 Taxes:813.63
20130419-0039110

Witness our hands this **12th** day of **April, 2013**

Richard Carlton Hertel

Vicki Carlene Hertel

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Richard Carlton Hertel and Vicki Carlene Hertel**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **April, 2013**

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY