WARRANTY DEED

STATEN-H13079

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00 .

2 nc
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF April, 2013.

Lynne Ward
Notary Public

(Affix Seal)

My Commission Expires: 2/28/17

LYNNE WARD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrea Staten , an unmarried person	Andrea Staten	041.03-0A-024.00 CO
1629 Good Day Court	1629 Good Day Ct	
Nashville, TN 37207	Nashville, TN 37207	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LAUREN MORROW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ANDREA STATEN , AN UNMARRIED PERSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 59, on the Plan of Vantage Pointe, Section One, of record in Instrument No. 20031017-0154221, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Brett Morrow, a single woman by deed from Aurora Loan Services, LLC, recorded 08/24/2011, in Instrument Book Number 20110824-0065558, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1629 Good Day Court, Nashville, Tennessee 37207 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 16th day of April, 2013 :

Lauren Morrow

BILL GARRETT, Davidson County
Trans:T20130032901 DEEDWARR
Recvd: 04/22/13 14:18 1 pgs
Fees:13.00 Taxes:562.40
20130422-0039868

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named LAUREN MORROW, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 16th day of April, 2013.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015

Return To:

Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494

13-3019