(1)

Mail to
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-8-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $423,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF APRIL, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5256 MORGAN JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP-PARCEL
Robert C. Morgan and Laura C. Morgan	Same	115-12-0-060.00
6206 Bresslyn Road		
Nashville, TN 37205		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELIZABETH A. PERKETT, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ROBERT C. MORGAN AND LAURA C. MORGAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6206 Bresslyn Road, Nashville, TN 37205

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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(S), their heirs and/or 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 its hand on the 26th day of April, 2013.

The Elizabeth A. Perkett Revocable Trust UTA dated July 19, 2010

BY: Elizabeth A. Perkett Trustee
Elizabeth A. Perkett, Trustee

Elizabeth Ann Perkett, Individually
(additional notary acknowledgment on Exhibit A)

STATE OF New Mexico
COUNTY OF Bernalillo

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Elizabeth A. Perkett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Trustee of Elizabeth A. Perkett Revocable Trust UTA dated July 19, 2010 , the within named barganor, a Trust, and that Elizabeth A. Perkett, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at Albuquerque , NM , this 26th day of April, 2013.

Notary Public Marcia L Delgado
My Commission Expires: 11/8/2014

(Additional notary acknowledgment on Exhibit A)

OFFICIAL SEAL
Marcia L. Delgado
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11/8/2014

BILL GARRETT, Davidson County
Trans: T20130034743 DEEDWARR
Recvd: 04/29/13 09:00 2 pgs
Fees: 13.00 Taxes: 1565.10
20130429-0042042

13-P5256 MORGAN JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 135, SECTION F, WEST MEADE FARMS, INC., as shown on plat of record in Plat Book 1835, Page 71, 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 by Warranty Deed from Elizabeth Ann Perkett, unmarried to Elizabeth A. Perkett, Trustee of the Elizabeth A. Perkett Revocable Trust UTA dated July 19, 2010 as recorded on the 13th day of September, 2010 in Instrument No. 20100913-0072659 and Warranty Deed from Thomas Herbert Jr. and wife, Kathy Herbert to Elizabeth Ann Perkett, unmarried as recorded on the 1st day of August, 2006 in Instrument No. 20060801-0093186, in the Register's Office of Davidson County, Tennessee.

*Elizabeth Ann Perkett joins in this conveyance to convey any and all interest she may have in this property as an individual.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION F, WEST MEADE FARMS, INC., as recorded in Plat Book 1835, Page(s) 71, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2011, Page 239 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Utilities, recorded in Book 2038, Page 452.

STATE OF New Mexico

COUNTY OF Bernalillo

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Elizabeth Ann Perkett, 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 Albuquerque. NM, this 26th day of April, 2013.

Notary Public Marcia L. Delgado

My Commission Expires: 11/8/2014

