WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130044826 DEEDWARR
Recvd: 05/30/13 08:55 2 pgs
Fees:13.00 Taxes:995.30
20130530-0054207

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $269,000.00.

Affiant

Subscribed and sworn to me on May 28, 2013.

NOTARY PUBLIC
My Commission Expires: 3-7-2017

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Chad and Shanna Branton 5131 Overton Road Nashville, TN 37220	Avenue Bank 3823 Cleghorn Ave. Nashville TN 37215	146-15-0/105.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert S. Morrison, III and wife, Laine H. Morrison, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto Chad A. Branton and Shanna D. Branton, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 43 on the Plan of Haileywood Estates, Section III, of record in Plat Book 2330, page 58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed from Jeffrey T. Abner and wife, Tiffany L. Abner by Deed to Robert S. Morrison, III and wife, Laine H. Morrison, dated May 30, 2008 and recorded June 2, 2008, of record in Instrument No. 20080602-0055848, Register's Office for Davidson County, Tennessee.
>
> This property is also known as improved property located at 5131 Overton Road, Nashville, TN 37220.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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, their 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.

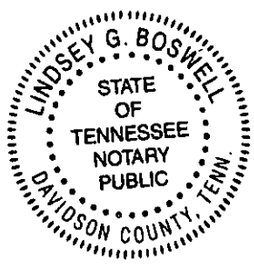
Robert S. Morrison, III

Laine H. Morrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On May 28, 2013, before me personally appeared Robert S. Morrison, III and Laine H. Morrison, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 28, 2012.



NOTARY PUBLIC

My Commission Expires: 8/23/16