THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 13050214

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $785,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2013.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20130047377 DEEDWARR
Recvd: 06/06/13 13:47 2 pgs
Fees:13.00 Taxes:2904.50
20130606-0057681

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gudrun West	Gudrun West	Tax Parcel ID No.
4417 Chickering Lane	4417 Chickering Lane	130-13-0 051.00
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rogers H. Morrison Sr. and Margaret Y. Morrison, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gudrun West, a married woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 23, B.E. WOODARD'S WARNER PARK SUBDIVISION, as shown on plat of record in Plat Book 1130, Page 87, 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 Quit Claim Deed from Margaret Y. Morrison to Rogers H. Morrison, Sr. and Margaret Y. Morrison as recorded on the 1st day of November, 2005 in Instrument No. 20051101-0131740 and Installment Deed from Wesley H. Dyer and wife, Margaret W. Dyer to Margaret Y. Morrison as recorded on the 16th day of May, 1963 in Deed Book 3538, Page 270, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B.E. WOODARD'S WARNER PARK SUBDIVISION, as recorded in Plat Book 1130, Page(s) 87.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1357, Page 600, amended in Book 1643, Page 633.

This is improved property located at 4422 E Brookfield Dr. Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June, 2013.

Rogers H. Morrison Sr.

Margaret Y. Morrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rogers H. Morrison Sr. and Margaret Y. Morrison, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014