BILL GARRETT, Davidson County
Trans:T20130058847 DEEDWARR
Recvd: 07/10/13 16:02 2 pgs
Fees:13.00 Taxes:462.50

20130710-0071498

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Anderson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Barbara Jean Morgan by Mark Leonard Morgan
Affiant Attorney in Fact

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2013.

Linda G. Lovell
Notary Public

MY COMMISSION EXPIRES: 07-27-2016
(AFFIX SEAL)

LINDA G LOVELL
STATE OF TENNESSEE
NOTARY PUBLIC
ANDERSON COUNTY

G-KW-13-3103

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Einstman Properties LLC (NAME)	Same as New Owner (NAME)	
9102 East Cambridge Ct. (ADDRESS)	(ADDRESS)	085-07-0 101.00
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **BARBARA P. MORGAN a/k/a BARBARA JEAN MORGAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EINSTMAN PROPERTIES LLC,** 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 147, SECTION FOUR, STANFORD COUNTRY CLUB ESTATES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGES 83 AND 84, 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 LEONARD L. MORGAN, JR., AND WIFE, BARBARA P. MORGAN BY WARRANTY DEED FROM CARL BATSON AND WIFE, BETTYE H. BATSON, RECORDED ON THE 29TH DAY OF NOVEMBER, 1960 IN DEED BOOK 3161, PAGE 545, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID LEONARD L. MORGAN, JR. DIED AUGUST 14, 2008 LEAVING PROPERTY TO HIS WIFE, BARBARA P. MORGAN. BARBARA JEAN MORGAN AND BARBARA P. MORGAN ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALLL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2900, PAGES 83 AND 84; RESTRICTIVE COVENANTS OF RECORD IN BOOK 3066, PAGE 219; EASEMENT OF RECORD IN INSTRUMENT NO. 20110510-0036859 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **3103 Stafford Drive Nashville, Tennessee 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 9th day of July, 2013.

Barbara J. Morgan by Mark Leonard Morgan Attorney in Fact

Barbara P. Morgan by Mark Leonard Morgan,
Attorney in Fact

STATE OF Tennessee

COUNTY OF Anderson

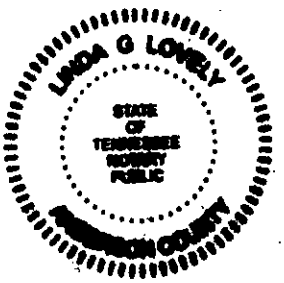
Before me personally appeared MARK LEONARD MORGAN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BARBARA P. MORGAN as per the Durable Power of Attorney of record in Instrument No. 20120803-0068963, Register's Office for Davidson County, Tennessee and who acknowledged he executed the same as the free act and deed of the said BARBARA P. MORGAN.

Witness my hand and official seal, this the 8th day of July, 2013.

Linda G. Lovely

Notary Public
My Commission Expires: 07-27-2016

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212