BILL GARRETT, Davidson County
Trans:T20130059436 DEEDWARR
Recvd: 07/12/13 09:27 2 pgs
Fees:13.00 Taxes:1665.00
20130712-0072162

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0590

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR
VALUE, WHICHEVER IS GREATER,
FOR THIS TRANSFER IS ~~$440,000.00~~ $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of July, 2013

Notary Public
Commission Expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Judy Zappala 206 Sheffield Place Nashville, TN 37215	~~NEW OWNER~~ American Internet Mortgage 4121 Camino Del Rio South San Diego, CA 92108	131-09-0A-004.00 (CO)

WARRANTY DEED

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

Millicent E. Morley, Trustee, Millicent E. Morley Revocable Living Trust Agreement dated July 16, 2012

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Judy L. Zappala, a single person

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

LAND in Davidson County, Tennessee, being Unit Number 4, Limited Common Element Number 4 of Sheffield Condominiums, of record in Plat Book 5200, Page 348, as amended in Book 5780, Page 937; and as shown on Master Deed of record in Book 5774, Page 280, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Millicent E. Morley, Trustee, Millicent E. Morley Revocable Living Trust Agreement dated July 16, 2012, by Quitclaim Deed from Millicent D. Morley, a married woman (joined by spouse, Gerald W. Morley), said Quitclaim Deed being dated 7/16/12 and recorded 7/23/12 in Instrument Number 20120723-0064583; and the same property previously conveyed to Millicent D. Morley, a married woman, by Warranty Deed from John B. Zellars Jr., Successor Trustee of the Pamela Jean Collins Living Trust established March 30, 2007, dated 8/15/08 and recorded 8/19/08 in Instrument Number 20080819-0085089, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 206 Sheffield Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of July, 2013.

Millicent E. Morley, Trustee

Gerald Morley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Millicent E. Morley, Trustee and Gerald Morley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 2013.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)

Notary Public
My Commission Expires: