RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Sta. 110
Nashville, TN 37215
FTEC File # 31281
(Davidson County File No. 0B)

Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130061162 DEEDWARR
Recvd: 07/18/13 09:20 2 pgs
Fees:13.00 Taxes:1184.00
20130718-0074176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is ~~$332,000.00~~ 320,000.00

Affiant

Subscribed and sworn before me this the 15th day of July, 2013.

Notary Public
My commission expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Christopher Morgan<br>304 Culpepper Court<br>Brentwood, TN 37027 | Pinnacle Bank<br>150 3rd Ave. S. Ste. 900<br>Nashville, TN 37201 | 171-3-B-10CO |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PAUL BABB AND CARLA PONCIROLI BABB, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER L. MORGAN AND JEANNE M. MORGAN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of First Revision, Section 5-A, Fredericksburg of record in Book 7900, page 509 amended in Book 7900, page 961, Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul Babb and Carla Ponciroli Babb, Husband and Wife by Warranty Deed from John W. McConnell and wife, Rory C. McConnell of record in Instrument No. 20061030-0133877; dated October 27, 2006; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 304 Culpepper Court, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 15th day of July, 2013.

Paul Babb

Carla Ponciroli Babb

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul Babb and Carla Ponciroli Babb, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2013.

My commission expires: 9/9/14

Notary Public

