Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $111,000.00

Mary Jo Van Dyke
Affiant

Subscribed and sworn to before me, this 22nd day of July, 2013.

M L Hickernell
Notary Public
My commission expires: 8-19-13

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

02-1306-48560

Address of New Owner:	Send Tax Bills to:	Tax Information
Jessica M. Van Dyke 2814 Hartford Dr. Nashville TN 37210	Tennessee Bank & Trust 4007 Hillsboro Rd Nashville TN 37215	119-10-0-180.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia Polk Morgan, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jessica M. Van Dyke, unmarried hereinafter called the Grantees, their successors 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 Lot No. 7, on the Plan of Hidden Acres, of record in Book 1130, Page 89, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Polk Morgan by deed from William S. Mingle and wife, Mary L. Mingle, dated June 26, 2009, recorded July 2, 2009, of record in Instrument No. 20090702-0062008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2814 Hartford Dr., Nashville, TN 37210

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

BILL GARRETT, Davidson County
Trans:T20130065240 DEEDWARR
Recvd: 07/31/13 08:41 2 pgs
Fees:13.00 Taxes:410.70
20130731-0079504

WITNESS my hand this ~~22nd~~ 23rd day of July, 2013.

Patricia Polk Morgan

STATE OF VA
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia Polk Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Portsmouth (city), Virginia (state), this 23 day of July, 2013.

CONOR GEARY
Notary Public
Commonwealth of Virginia
7373254
My Commission Expires Oct 31, 2015

Notary Public

My commission expires 10-31-15