STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Subscribed and sworn to before me, this 1st day of October, 2013.

Affiant

My Commission Expires:
3-7-2017

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130085858 DEEDWARR
Recvd: 10/04/13 08:36 2 pgs
Fees:13.00 Taxes:259.00
20131004-0104250

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY 4RETURN TO:
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138
2685

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
MIKE DAVIS and wife, DEANNA DAVIS 1306 QUAIL VALLEY ROAD NASHVILLE, TN 37214 MAP & PARCEL NO. 108-08-0-E 015.00 CO	MIKE DAVIS and wife, DEANNA DAVIS 215 CRAIGMEADE DRIVE NASHVILLE, TN 37214

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JUDITH A. MORTON, unmarried,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

MIKE DAVIS and wife, DEANNA DAVIS,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being a certain condominium apartment, being Unit No. 15, Lot No. 25, in a horizontal Property Regime as shown on the condominium site plan Section 3, Phase VI Revision of Lots 25, 26, 27 and 28 Quail Valley as of record in Plat Book 5800, page 204, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Judith A. Morton, an unmarried woman, by Warranty Deed from Rhonda J. Prater, an unmarried woman, dated April 3, 2001, and filed of record on April 18, 2001, in Instrument No. 20010418-0038565, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2013, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON

THE PLAN OF RECORD IN PLAT BOOK 5800, PAGE 506; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 5931, PAGE 506; (D) MASTER DEED OF RECORD IN BOOK 5884, PAGE 534 AND BOOK 5970, PAGE 828 AND BOOK 6081, PAGE 130; (E) CHARTER OF RECORD IN BOOK 6371, PAGE 105 AND BOOK 7870, PAGE 36 AND (F) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 1306 QUAIL VALLEY ROAD, NASHVILLE, TN 37214

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO 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 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 1ST DAY OF OCTOBER, 2013.

Judith A. Morton
JUDITH A. MORTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2013, before me personally appeared Judith A. Morton, unmarried, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires: 3-7-2017

Jamie L. Taylor
Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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WARRANTY DEED

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