BILL GARRETT, Davidson County
Trans:T20130090304 DEEDWARR
Recvd: 10/21/13 10:56 2 pgs
Fees:13.00 Taxes:732.60

20131021-0109545

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

ANITA LESTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $198,000.00

Affiant

Subscribed and sworn to before me, this 18th day of October, 2013.

Notary Public
My commission expires: 11-3-15

04-1309-54868

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas Michael Range, Jr. 5417 Sunnyvale Drive Antioch TN 37013	Primary Residential Mortgage, Inc. 1480 North 2200 West Salt Lake City, UT 84116	176-05-0-A-048.00-CO

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, Louis D. Morgan and Theresa R. Narron, now known as Theresa R. Morgan, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas Michael Range, Jr., an unmarried man, 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. 65, on the Plan of Amendment of Lots 65 & 66, Hickory Woods, Section C, of record in Book 6050, Page 580, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Louis D. Morgan, unmarried and Theresa R. Narron, unmarried by deed from Holigan Family Investments, Inc., a Texas corporation, dated November 22, 1996, recorded December 2, 1996, of record in Book 10274, Page 514, 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 5417 Sunnyvale Drive, Antioch, TN 37013

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.

WITNESS my hand this 18th day of October, 2013.

Louis D. Morgan

Theresa R. Morgan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Louis D. Morgan and Theresa R. Morgan, 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 in Smyrna, TN, this 18th day of October, 2013.

Notary Public
State of Tennessee at Large

My Commission expires: 1-22-2014

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD