THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100157**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me, this 14th day of November, 2013. Notary Public My Commission Expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20130098583 DEEDWARR
Recvd: 11/20/13 10:21 2 pgs
Fees:13.00 Taxes:980.50
20131120-0119621

WARRANTY DEED

Address New Owner: Kimberly Rosen 6716 Sugar Hill Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181010A07100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Lee Morgan and wife, Cassandra A. Morgan** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimberly Rosen*** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: * unmarried

Land in Davidson County, Tennessee, being Lot 200, SECTION ONE, SUGAR VALLEY, as shown on plat of record in Plat Book 9700, Pages 709-711, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Lee Morgan and wife, Cassandra A. Morgan by Warranty Deed from Yazdian Construction, Inc., recorded on the 2nd day of December, 1999 in Deed Book 11766, Page 466, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, SUGAR VALLEY, as recorded in Plat Book 9700, Page(s) 709 thru 711 and Boundary Plat recorded in Plat Book 9700, Page 374.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11069, Page 14.

Terms and provisions of by-Laws recorded in Book 11069, Page 24.

Charter of Homeowners Association recorded in Book 11069, Page 6.

Deed for common areas recorded at Instrument No. 20000425-0041128.

This is improved property located at 6716 Sugar Hill Drive Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of November, 2013.

David Lee Morgan

David Lee Morgan

Cassandra A. Morgan

Cassandra A. Morgan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Lee Morgan and Cassandra A. Morgan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2013.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122