THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100092** BILL GARRETT, Davidson County Trans:T20130099339 DEEDWARR Recvd: 11/22/13 12:53 2 pgs Fees:13.00 Taxes:1507.75 20131122-0120498	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $407,500.00. Affiant Subscribed and sworn to before me, this20th day of November, 2013. Notary Public My Commission Expires: 9/11/17 TIFFANY CARVALHO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Ryan Lynch and Victoria Rock Lynch 708 Georgetown Drive Nashville TN 37205	Send Tax Bills To: F&M Bank 50 Franklin St. Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 11503008800

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, **Stephen B. Morton and wife, Kristin S. Morton** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Lynch and Victoria Rock Lynch, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 30, PLAN OF BROOK MEADE, SECTION III, as shown on plat of record in Plat Book 2133, Page 116, 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 Stephen B. Morton and wife, Kristin S. Morton by Warranty Deed from Linda S. Leathers, Unmarried, recorded on the 29th day of July, 2002 in Instrument No. 20020729-0090680 as corrected at Instrument No. 20021121-0144903, 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 BROOK MEADE, SECTION III, as recorded in Plat Book 2133, Page(s) 116.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 708 Georgetown Drive Nashville TN 37205.

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 20th day of November, 2013.

Stephen B. Morton

Kristin S. Morton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen B. Morton and Kristin S. Morton, 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 20th day of November, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014