File BOX 8

WARRANTY DEED

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $615,000.00

Rachel Farr
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF DECEMBER, 2013.

Diane K. Mann
NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-K5243 CONCEPTION

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Raoul S. Concepcion	Farmington Financial	116160E00200CO
4124 Sneed Road Unit B	2002 Richard Jones Rd. Ste. 300A	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTOPHER R. MORRIS AND WIFE WHITNEY MORRIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RAOUL S. CONCEPCION

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4124 Sneed Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 31st day of December, 2013.

Christopher R. Morris

Whitney Morris

BILL GARRETT, Davidson County
Trans:T20140000659 DEEDWARR
Recvd: 01/03/14 13:57 2 pgs
Fees:13.00 Taxes:2275.50
20140103-0000880

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CHRISTOPHER R. MORRIS AND WHITNEY MORRIS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of December, 2013.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit B, 4122/4124 SNEED ROAD TOWN HOMES, as established by Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120504-0038873, 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 by Warranty Deed from Charles R. Allen, an unmarried person to Christopher R. Morris as recorded on the 10th day of December, 2003 in Instrument No. 20031210-0177097, as corrected at Instrument No. 20050105-0001837 and Quitclaim Deed from Janie E. Vincent and Jane L. Anderson, both unmarried to Christopher R. Morris, a married man as recorded on the 31st day of July, 2012 in Instrument No. 20120731-0067419, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WALLACE - PART 1, as recorded in Plat Book 1424, Page(s) 16, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 4122/4124 SNEED ROAD CONDOMINIUM of record in Instrument No. 20031001-0144912, as affected by Amendment recorded at Instrument No. 20120330-0026960 and further affected by Termination recorded at Instrument No. 20120504-0038872 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

e. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120504-0038873, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).