Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

130952

THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2823 HWY 31W; SUITE 450 WHITE HOUSE, TN 37188 FILE NO. 13061	STATE OF TENNESSEE COUNTY OF Wilson The actual consideration or value, whichever is greater, for the transfer is $112,200.00. Affiant Subscribed and sworn before me, this 31 day of December, 2013. Notary Public My Commission Expires: 3-7-16

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

BILL GARRETT, Davidson County
Trans:T20140003239 DEEDWARR
Recvd: 01/15/14 10:15 2 pgs
Fees:13.00 Taxes:415.14
20140115-0004029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
ADA I. PEREZ 1304 FULLER ST. OLD HICKORY,TN 37138	~~New Owner~~ First Bank 3500 Blue Lake Dr. Ste 325 Birmingham, AL 35243	Map/Parcel: 053-02-0/022.00

FOR AND IN CONSDERATION 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, **MARK D. MORRIS, A MARRIED MAN**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ADA I. PEREZ, AN UNMARRIED WOMAN**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

LAND in the Fourth Civil District of Davidson County, Tennessee being Lot Number 296, Section C-2, Village of Old Hickory, plan of which is of record in Book 1835, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot Number 296 Fronts 92 feet on the Westerly side of Fuller Street and runs back 65.6 feet on the Northerly line and 67.7 feet on its Southerly line to a line in the rear measuring 92 feet more or less.

Being the same property conveyed to Mark D. Morris from Deutsch Bank National Trust Company as Trustee for J.P. Morgan Mortgage Acquisition Trust 2007-CH5, Asset Backed Pass-Through Certificates, Series 2007-CH5, by Substitute Trustee's Deed recorded the 6th day of February, 2013, and as recorded in Instrument Number 201302060012176, Register's Office for Davidson County, Tennessee.

Kelley Morris, wife of Mark D. Morris, joins in this conveyance for the purpose of conveying any interest, marital or otherwise, in said property.

This is improved property known as 1304 FULLER ST., OLD HICKORY, TN 37138.

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 31st day of December, 2013.

MARK D. MORRIS

KELLEY MORRIS

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **MARK D. MORRIS and KELLEY MORRIS**, known to me or satisfactory proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and who acknowledge that he/she/they executed the same for the purposed therein contained.

Witness my hand, at office, this 31st day of December, 2013.

Notary Public
My Commission Expires: 10/24/17

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY