RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN144253

Davidson County DEEDWARR
Recvd: 06/05/14 14:49 3 pgs
Fees:18.00 Taxes:469.90
20140605-0049103

WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2014.

NOTARY PUBLIC

My commission expires: 11-6-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trey Morrison 753 Tulip Grove Rd #1202 Hermitage, TN, 37076	Pinnacle Bank 150 3rd Ave. South, #900 Nashville, TN 37201	075-12-0-C-058.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Seven Thousand and 00/100 Dollars ($127,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RHONDA GOODWIN, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TREY MORRISON, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel on land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 1202, Brookside Park Townhomes, Phase Two, A Horizontal Property Regime with Private Elements, of record in Instrument # 20001010-0100359, Register's Office for Davidson County, Tennessee, to which is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rhonda Goodwin, unmarried by Deed from John W. Hurd, Jr., David Alex McCollum, Kevin Allen Hurd, heirs at law of Gwen F. Hurd, a single woman, dated October 25, 2011, recorded November 7, 2011, of record in Inst # 20111107-0086712, in the Register of Deeds for Davidson County, TN.

The address of the herein described property is believed to be 753 Tulip Grove Rd., #1202, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of May, 2014.

Rhonda Goodwin

RHONDA GOODWIN

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public, Rhonda Goodwin, 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 seal, this the 23rd day of May, 2014.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 7-24-2017

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).