WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140043974 DEEDWARR
Recvd: 06/20/14 14:19 2 pgs
Fees: 13.00 Taxes: 1739.00
20140620-0054178

G-KD-14-921

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shaun Matthew Morgan and Brittany M. Morgan	**F & M Bank**	
(NAME) **921 Hillview Heights**	(NAME) **P.O. Box 451**	**118020N00100CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Clarksville, TN 37041**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RANDY E. CHANCE, MARRIED BRYAN A. CHANCE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHAUN MATTHEW MORGAN AND BRITTANY M. MORGAN, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A of Cottages at Hillview Heights, as shown on Exhibit D to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20130815-0086129, as corrected in Instrument No. 20131023-0110532, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randy E. Chance and Bryan A. Chance by Quitclaim Deed from Dowd Development and Design, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20131021-0109793, Register's Office for Davidson County, Tennessee, dated October 21, 2013 and recorded on October 21, 2013. Being a portion of the same property conveyed to Dowd Development and Design, a Tennessee limited liability company by Warranty Deed from VLB Holdings, LLC, of record in Instrument No. 20130208-0013323, Register's Office for Davidson County, Tennessee, dated February 4, 2013 and recorded on February 8, 2013. Being a portion of the same property conveyed to VLB Holdings, LLC by Warranty Deed from Herman C. Bell, of record in Instrument No. 20120906-0080636, Register's Office for Davidson County, Tennessee, dated August 30, 2012 and recorded on September 6, 2012.

The above described property has never been the principal marital residence of either of the Grantors.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Instrument No. 20120904-0079612, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Map shown as Exhibit D to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20130815-0086129, as corrected in Instrument No. 20131023-0110532, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 20130815-0086129, as corrected in Instrument No. 20131023-0110532, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **921 Hillview Heights, Nashville, Tennessee 37204**.

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 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 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 my/our hand(s) this the 13th DAY OF JUNE, 2014.

BY: ATTORNEY IN FACT
Randy E. Chance

Bryan A. Chance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan A. Chance , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RANDY E. CHANCE, and who acknowledged he executed the same as the free act and deed of the said RANDY E. CHANCE.

Witness my hand and official seal, this the 13th of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212