This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $125,000.00.

Affiant

Subscribed and sworn before me this the 11th day of August, 2014.

Notary Public
My commission expires: 1/15/17

BILL GARRETT, Davidson County
Trans:T20140060310 DEEDWARR
Recvd: 08/15/14 13:56 2 pgs
Fees:13.00 Taxes:462.50
20140815-0074111

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James R. Morris, III	Academy Mortgage Corporation	22-2-14
7507 Gary Road	100 Bluegrass Commons Building 2	
Joelton, TN 37080	Hendersonville, TN 37075	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICIA B. HUFF, TRUSTEE FOR ROBERT A BROWN LIVING TRUST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES R. MORRIS, III AND ELIZABETH B. MORRIS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Being Lot No. 1 on the Re-Subdivision of Reserve Parcel "A" on the Plan of Joelton Heights, Section Two, of record in Plat Book 4470, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Patricia B. Huff, Trustee, Robert A. Brown Living Trust Agreement dated January 25, 2013 by Quitclaim Deed from Robert A. Brown of record in Instrument No. 20130128-0008944; dated January 25, 2013; said Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Robert A. Brown and wife, Clara W. Brown by Warranty Deed from Jerry Michael Crecelius and wife, Jami S. Crecelius dated August 22, 1994 of record in Book 9445, page 376, Register's Office for Davidson County, Tennessee.

The said Clara W. Brown died on March 23, 2006, resulting in the property vesting in Robert A. Brown as surviving tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 7507 Gary Road, Joelton, TN 37080.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 11th day of August, 2014.

Patricia B. Huff, Trustee for
Robert A Brown Living Trust

Patricia B. Huff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia B. Huff, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 2014.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Patricia B. Huff, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Revocable Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said Patricia B Huff as such Trustee.

Witness my hand and official seal on this the 11th day of August, 2014.

Notary Public

My Commission Expires: 1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY