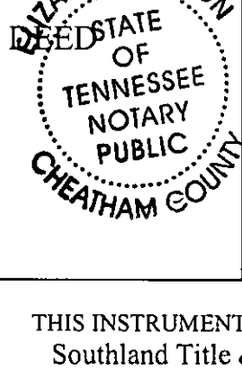
WARRANTY DEED




BILL GARRETT, Davidson County
Trans:T20140062282 DEEDWARR
Recvd: 08/22/14 10:04 2 pgs
Fees:13.00 Taxes:950.53



20140822-0076644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,900.00

Affiant

Subscribed and sworn to before me, this 7th day of August, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 2-11-16

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robyn R. Morrissey | First Community Mortgage, Inc. | 083-08-0 |
| (NAME) | (NAME) | (MAP) |
| 1018 Preston Drive | 275 Robert Rose Drive | 025.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37216 | Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Hari S. Bernstein, single woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Robyn R. Morrissey and Micah J. Morrissey, wife and husband, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Rosewood Heights, Section II of record in Plat Book 2133, Page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hari S. Bernstein by deed from William T, Melton, Jr. and wife, Tanya L. Melton of record in Instrument No. 20140401-0026893 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on April 01, 2014. (Value of consideration shown in aforementioned deed $173,500.00.)

Being also known as 1022 Preston Drive Nashville, TN 37216.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1018 Preston Drive, Nashville, Tennessee 37216

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 7th day of August, 2014.

Hari S. Bernstein by Trent Leasure as Attorney in Fact.

Hari S. Bernstein by Trent Leasure
as Attorney-in-Fact

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Trent Leasure with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Hari S. Bernstein, the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Hari S. Bernstein.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 15th day of August 2014.

My Commission Expires: 7/6/2015

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066