BILL GARRETT, Davidson County
Trans:T20140062287 DEEDWARR
Recvd: 08/22/14 10:11 2 pgs
Fees:13.00 Taxes:94.35
20140822-0076648

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, SignManager, Inc., a Delaware Corporation, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Lester Morris, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot No. 123, on the Plan of S.A. Champions Subdivision of certain lots in the Harding Plan of lots, as shown on plat of record in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 123 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines 150 feet to an alley.

This is the same property designated as Map/Parcel: 08110035800 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to SignManager, Inc., by Warranty Deed from Music City Investments, LLC, recorded May 14, 2008 in Instrument No: 20080514-0049365, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*: subject to plan of record in Plat Book 161, page 132, Register's Office for Davidson County, Tennessee.** Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2014** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 13th day of August, 2014.

SIGNMANAGER, INC.

Gary Heflin
Authorized Signatory

State of Tennessee
County of Sumner

On this the 13th day of August, 2014, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared SignManager, Inc., by Gary Heflin, as Authorized Signatory for SignManager, Inc., to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Jessica J Hunter
Notary Public Jessica Hunter

My Commission Expires: 6/26/17

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $25500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

SWORN TO AND SUBSCRIBED before me, this the 13th day of August, 2014.

Jessica J Hunter
Notary Public Jessica Hunter

My Commission Expires: 6/26/17

MAIL TAX BILLS AND DEED TO:
NEW OWNER

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Lester Morris
1618 23rd Avenue North
Nashville, TN 37208

File No.: 146142

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