BILL GARRETT, Davidson County
Trans:T20140067261 DEEDWARR
Recvd: 09/10/14 09:14 2 pgs
Fees:13.00 Taxes:510.60
20140910-0082724

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Suffia Johnson
532 Scotts Creek Trail
Hermitage, TN 37076

SEND TAX BILL TO:
BancorpSouth Bank
2778 W. Jackson St. Bldg C
Tupelo, MS 38801-0308

MAP/PARCEL 075-12-0A-182.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Erin L. Morris, n/k/a Erin L. Grasham and husband, Kyle Grasham,** has this day bargained and sold, and does hereby transfer and convey unto **Suffia S. Johnson,** unmarried, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of First Revision Section Three Phase II Greer Meadows at Cedar Creek Residential P.U.D. of record in Plat at Instrument No. 20040407-0039587, 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 Erin L. Morris, an unmarried woman by deed from Crystal Fuller, unmarried of record in Instrument No. 20111227-0100870 Register's Office for Davidson County, Tennessee, dated December 21, 2011 and recorded on December 27, 2011.

Kyle Grasham, the spouse of Erin L. Grasham, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Erin L. Grasham.

This is improved property known as: **532 Scotts Creek Trail, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

matters shown on the plat of record in Instrument No. 20040407-0039587, and restrictions in Instrument No. 20020606-0069062, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 3rd day of September, 2014.

Erin L Grasham

Erin L. Grasham

Kyle Grasham

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Erin L. ~~Morris~~ Grasham and Kyle Morris,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 3rd day of September, 2014.

NOTARY PUBLIC

GREGORY W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $138,000.00.

Brian O. Mullins

AFFIANT

Subscribed and sworn to before me this the 3rd day of September, 2014.

Dana Delworth

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No: 147354