BILL GARRETT, Davidson County
Trans:T20140067494 DEEDWARR
Recvd: 09/10/14 14:17 2 pgs
Fees:13.00 Taxes:980.13
20140910-0082997

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1339

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth Haupert Lee H. Jones 3453 Golf Club Lane Nashville, TN 37215	New Owner	117-07-0-F-014.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$264,900.00**

Elizabeth Haupert
Affiant

Subscribed and sworn to before me, this the 10th day of September, 2014.

L. M. Corriveau
Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Diana Sue Morris Crawford, Successor Trustee of Residuary Trust U/W Oscar Howard Morris, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Elizabeth Haupert and husband, Lee H. Jones, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 14, Brighton Court Condominiums, as described in the Master Deed of record in Book 6629, page 532, Register's Office for Davidson County, Tennessee, together with Exhibits attached thereto and shown on the Plat as Exhibit "D" of said Master Deed, of record in Book 6629, page 585, said Register's Office, all of which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Jerome J. Crawford, Trustee of Residuary Trust U/W Oscar Howard Morris by Warranty Deed from Clinton L. Ellenberg, unmarried, dated April 15, 2008, recorded April 21, 2008, of record in Instrument No. 20080421-0040079, Register's Office for Davidson County, Tennessee. Pursuant to the Certificate of Trust recorded in Instrument No. 20140910008299 6, Diana Sue Morris Crawford has been appointed as Successor Trustee.

This is improved property located at: **3453 Golf Club Lane, Nashville, TN 37215**

This conveyance is made subject to: (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying its prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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, its heirs, successors and assigns forever. And we do covenant with the GRANTEE 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 Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through the GRANTOR.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

WITNESS our hands on the **10th** day of **September, 2014**.

Residuary Trust U/W Oscar Howard Morris

By: Diana Sue Morris Crawford
Diana Sue Morris Crawford, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Diana Sue Morris Crawford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Successor Trustee** of **Residuary Trust U/W Oscar Howard Morris,** the within named bargainor, a trust, and that she as such **Successor Trustee**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the trust by herself as **Successor Trustee**.

Witness my hand and Official Seal this the **10th** day of **September, 2014**.

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

Notary Public
My Commission Expires: 7/3/17