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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31971-08-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $227,400.00. Affiant Subscribed and sworn to before me this 9th day of September, 2014. Notary Public My Commission Expires:

KAREN FORD DARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Robert E. Morrow, Lori B. Morrow 144 Holt Hills Road Nashville, TN 37211	**Send Tax Bills To:** SWBC Mortgage Corporation 117 Seaboard Lane, Ste.F205 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 172 150 A 06600 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie Skaff, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Ernest Morrow and wife, Lori Bruce Morrow** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 144 Holt Hills Road, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20140069483 DEEDWARR
Recvd: 09/17/14 10:09 3 pgs
Fees:18.00 Taxes:841.38
20140917-0085170

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of September, 2014.

Stephanie Skaff

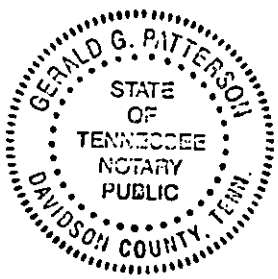
STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephanie Skaff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2014.

Notary Public

My Commission Expires:



My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Section Five, Holt Woods, as of record in Plat Book 9700, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Vincent Skaff and wife, Stephanie Skaff, by deed dated July 31, 1996, from Yazdian Construction, Inc., of record in Book 10144, page 246, Register's Office for Davidson County, Tennessee. Vincent Skaff died on November 21, 1999.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 172 150 A 06600 CO.
2. Declaration of Covenants, Conditions and Restrictions for Holt Woods of record in Book 9570, Page 22, Register's Office for Davidson County, Tennessee, made applicable in Book 9745, page 41, said Register's Office, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Holt Woods Homeowners Association, Inc., of record in Book 9570, Page 13, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Holt Woods Homeowners Association, Inc. of record in Instrument No. 20020807-0095356, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Holt Woods Homeowners Association, Inc. of record in Book 9570, page 5, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 10, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, page 668, Register's Office for Davidson County, Tennessee.