Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B BMTE FILE 14815

BILL GARRETT, Davidson County
Trans:T20140070868 DEEDWARR
Recvd: 09/22/14 14:46 2 pgs
Fees:13.00 Taxes:185.00
20140922-0086874

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Randy S. Morton	{ New Owner	}01816016800 }
{103 Carriage Place	{	} }
{Hendersonville, TN 37075	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Goodness, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Randy S. Morton and Patricia Morton (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Wayne S. Cooper, Surveyor, dated December 7, 1968, as follows:
Beginning at an iron pin in the Northerly margin of Moncrief Avenue, said point being the Southeast corner of the property conveyed to Geneva Mosley by deed from William T. Baker and wife, Mary S. Baker, of record in Book 3026, Page 477, said Register's Office; thence along Mosley's Easterly line, North 2 deg. 00' East 129.0 feet to an iron pin; thence South 89 deg. 01' East 136.0 feet to an iron pin, thence South 27 deg. 30' 57.0 feet, more or less, to an iron pin in the Northerly margin of Moncrief Avenue; thence with the margin of the same, South 50 deg. 43' West 61.0 feet, South 61 deg. 35' West 49.0 feet and South 80 deg. 00' West 78.25 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Davidson Pabts, LLC, a Tennessee Liability company to Goodness, LLC, a Tennessee limited liability company as recorded on the 3rd day of December, 2009 in Instrument No. 20091203-0110985; part of Quitclaim Deed from Bob Bellenfant to Davidson Pabts, LLC, a Tennessee Limited Liability Company as recorded on the 25th day of February, 2009 in Instrument No. 20090225-0016560; Final Decree Confirming Sale as recorded on the 17th day of December, 2008 in Instrument No. 20081217-0120976 and Warranty Deed from Leslie T. (Keene) Ayers to Michael D. White and wife, Debera R. White as recorded on the 21st day of February, 1995 in Deed Book 9598, Page 529, in the Register's Office of Davidson County, Tennessee. An Agreed Order was filed in Instrument Number 20140918-0085706, said Register's Office for Davidson County, Tennessee.

This is improved real property located at 119 Moncrief Avenue, Goodlettsville, TN 37072.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $50,000.00.
(
(
(Subscribed and sworn to before me
(this 18 day of September, 2014.
(
(My Commission Expires: _____ Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 18th day of September, 2014.

Goodness, LLC, a Tennessee
limited liablity company

By: _____
Bob Bellenfant, Manager

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Bob Bellenfant of Goodness, LLC, a Tennessee limited liability company with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing as the Manager for the Goodness, LLC, a Tennessee limited liability company and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained as Manager for the Goodness, LLC, a Tennessee limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee this 18th day of September, 2014.

My Commission Expires: _____ Notary Public