Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$262,500.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2014.

Notary Public

My commission expires:
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jason C. Morgan **Tara L. Morgan**	First Advantage Bank	**Map 141-15-0-C Parcel 016-00co**
6917 River Ridge Road	1430 Madison St	
Nashville, TN 37221	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carol H. Miller, a married woman, and Katherine S. Rodgers now known as Scotty Rodgers Falk, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason C. Morgan and Tara L. Morgan , husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 194, on the Plan of Phase "6", Rolling River Estates, a Planned Unit Development, of record in Book 5800, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carol H. Miller, a married woman, and Katherine S. Rodgers, an unmarried woman, by Deed dated June 13, 2008 from Fred Harvey, III and wife, Denise Harvey, of record in Instrument No. 20080616-0061456, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Carol H. Miller, pursuant to a Power of Attorney executed by same on the 2nd day of September, 2014, of record in Instrument No. 2014 1105.0102041 Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal residence of Carol H. Miller's spouse.

Jason Falk, spouse of the above named Scotty Rodgers Falk, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 5800, Page 34, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 4788, Page 950, in Book 4871, Page 640, in Book 4892, Page 689, and in Book 5855, Page 605, Register's Office for Davidson County, Tennessee. (3) Charter of Rolling River Estates, Inc. of record in Book 4892, Page 671, and amended in Book 8276, Page 552, Register's Office for Davidson County, Tennessee. (4) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **6917 River Ridge Road, Nashville, TN 37221**

BILL GARRETT, Davidson County
Trans:T20140083419 DEEDWARR
Recvd: 11/05/14 08:50 2 pgs
Fees:13.00 Taxes:971.25
20141105-0102042

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **30th** day of **October, 2014.**

Carol H Miller by Scotty R Falk, Attorney In Fact

Carol H. Miller by Scotty Rodgers Falk, Attorney-in-Fact

Jason Falk

Jason Falk

Scotty R Falk

Katherine S. Rodgers now known as Scotty Rodgers Falk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Katherine S. Rodgers, now known as Scotty Rodgers Falk, and Jason Falk,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **October, 2014.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **30th** day of **October, 2014,** personally appeared before me, a Notary Public of said County and State, **Scotty Rodgers Falk,** 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 Attorney-in-fact for **Carol H. Miller** and that she as such Attorney-in-Fact executed the within instrument on behalf of and as the personal act and deed of the said **Carol H. Miller**, for the purposes therein contained, by signing the name of **Carol H. Miller**.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **October, 2014.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017