BILL GARRETT, Davidson County
Trans:T20140086729 DEEDWARR
Recvd: 11/18/14 09:55 2 pgs
Fees:13.00 Taxes:469.90
20141118-0106148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 127,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2014.

Notary Public

My commission expires: 3-01-16

MARY ANNE H... STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO...

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LANGH KHAN DO	**CMG MORTGAGE, INC.**	**14807002500**
120 DENISE DR	3160 Crow Canyon Rd, Ste 400	
ANTIOCH, TN 37013	San Ramon, CA 94583	

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

MORRIS AND BELL PROPERTIES, LLC

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

LANGH KHAN DO

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:

Being Lot No. 895 on the Plan of Cherokee Hills, Section 8, as of record in Book 3700, Page 154, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot Number 895 fronts 73 feet on the northeasterly margin of Denise Drive and extends back 158.4 feet on the northwesterly margin and 158 feet on the southeasterly margin, to a dead line in the rear, measuring 70 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO MORRIS AND BELL PROPERTIES, LLC, BY QUITCLAIM DEED FROM AUTUMN MORRIS, A MARRIED WOMAN, CHARLES R. BELL, A MARRIED MAN, DATED 04/05/2007 AND RECORDED ON 05/01/2007 IN INSTRUMENT NUMBER 20070501-0051749, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 120 DENISE DR, ANTIOCH, TN 37013.

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, their heirs and assigns forever; and we do covenant with 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 in 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 31st day of October, 2014.

Bradford Bell

MORRIS AND BELL PROPERTIES, LLC
By: Bradford Bell
its: owner

MORRIS AND BELL PROPERTIES, LLC
By: DARTH Bell
its: Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared :BRADFORD BELL & DARTH BELL with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is Owner_(title) of Morris Properties , LLC _(name of LLC) and that he is authorized by Bradford Bell (name of LLC) to execute this instrument on its behalf.

Witness my hand this 31st day of Oct, 2014

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public

My commission expires: 5/3/2016