BILL GARRETT, Davidson County
Trans:T20140093506 DEEDWARR
Recvd: 12/15/14 11:18 2 pgs
Fees:13.00 Taxes:740.00
20141215-0114408

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is $200,000.00 Affiant Subscribed and sworn to before me, this 12th day of December, 2014 Notary Public My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Vanstory	**New Owner**	**174-11-0A-440.00-CO**
3180 Skinner Drive		
Antioch, TN 37013		

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

Ricky Dwayne Morris and Esther U. Morris, husband and wife

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

Michael Vanstory, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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 all of Lot No. 376 on the Plan of Final Plat of Cluster- Lot Subdivision, Cane Ridge Farms Phase Six, Section Two of record in Plat at Instrument No. 20060216-0018813, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ricky Dwayne Morris and wife, Esther U. Morris, by deed from The Craig Company of record in Instrument No. 20080222-0017634 Register's Office for Davidson County, Tennessee, dated February 19, 2008 and recorded on February 22, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; all matters shown on the Plan of record as Instrument Number 20060216-0018813 and Instrument No. 20060531-0063598; Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103, and as amended by 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, and Instrument No. 20041102-0131848, and Instrument No. 20060112-0004819 and Instrument No. 20100526-0040558; easement for Transmission Lines of record in Book 4428, Page 565 and Book 4420, Page 36; easement for Utilities of record in Book 5078, Page 476; Charter of Cane Ridge Farms Homeowners Association, Inc. of record in Instrument Number 20010815-0088360 and Instrument No. 20041210-0147105; right-of-way easement conveyed to United Telephone Company by Cane Ridge Farms, LLC across common areas of Cane Ridge Farms Phase Two of record in Instrument Number 20060607-0067535: easement to United Telephone Company of record in Instrument Number 20020123-0009340; Conveyance of Open Space to Homeowner's Association of record in Instrument Number 20010815-0088361; sanitary sewer and drainage easement of record in Instrument Number 20010300-1072141;restrictions of record as Instrument Number 20080222-0017634; all Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 3180 Skinner Drive, 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 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 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 GRANTEE, his 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 our hands this 12th day of December, 2014.

Ricky Dwayne Morris

By: _____ A Horney - fact
Keith H. Solomon, Attorney-in-Fact

Esther U. Morris

By: _____ A Horney - fact
Keith H. Solomon, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Keith H. Solomon, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Ricky Dwayne Morris and Esther U. Morris for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Ricky Dwayne Morris and Esther U. Morris, and is authorized by them to execute this instrument on his/her behalf.

This the 12th day of December, 2014.

Notary Public

My Commission Expires: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 5014258
RECORD & RETURN TO:
Solomon Parks Title & Escrow, LLC
415 Main Street
Franklin, TN 37064