BILL GARRETT, Davidson County
Trans:T20150023713 DEEDWARR
Recvd: 04/01/15 08:48 2 pgs
Fees:13.00 Taxes:499.50
20150401-0027981

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of March, 2015.

Notary Public

My commission expires: 1-4-18

(Notary Stamp)

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Solomon / Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sharon Stewart	**Crosscountry Mortgage, Inc.**	**162-12-0B-093.00-CO**
1345 Bell Road, Unit 411	**6850 Miller Road**	
Antioch, TN 37013	**Breckville, OH 44141**	

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,

Danny E. Morrison, married

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

Sharon Stewart, unmarried

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 Unit No. 9A, of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument No 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument No 20040218-0018915 to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Danny E. Morrison by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20041025-0128009 Register's Office for Davidson County, Tennessee, dated October 15, 2004 and recorded on October 25, 2004 and re-recorded on January 13, 2005 in Instrument No. 20050113-0004916.

Mary E. DeJesus, spouse of Danny E. Morrison, joins in the execution of this instrument to convey her marital interests, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record as Instrument Number 20020722-0087814 and Instrument No. 20020913-0111601, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Villas at Belle Parke of record in Instrument Number 20020911-0110959, as amended in Instrument No. 20021025-0130922, Instrument No. 20030515-0066792, Instrument No. 20040218-0018915, Charter for Villas at Belle Parke Homeowners Association, Inc. of record in Instrument Number 20020911-0110958, Easement for construction and maintenance of drainage facility of record in Book 7838, Page 934, 20050107-0002864, Declaration of Drainage Easement of record in Instrument Number 20020322-0035169, Landscape Buffer Easement of record in Instrument Number 20011217-0138710, Storm Water Detention Agreement of record in Instrument Number 20020320-0034488, Grant of Easement to Comcast of Nashville I, LLC, rights of others in and to the common areas and/or elements, Register's Office, Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **1345 Bell Road, Unit 411, 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 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 our hands this 26th day of February, 2015.

Danny E. Morrison

Mary E. DeJesus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Danny E. Morrison and Mary E. DeJesus, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2015.

Notary Public

My Commission Expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

File #: **150024**
RECORD & RETURN TO:
SOLOMON / PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 104
BRENTWOOD, TN 37027