Return To
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150031200 DEEDWARR
Recvd: 04/24/15 10:54 2 pgs
Fees:13.00 Taxes:540.57
20150424-0036844

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $146,100.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF APRIL, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1050B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Barbara Morrow	New Owner	032 09 0 022.00
1605 Fall Drive		
Nashville, TN 37027		

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

HEATHER MISCH, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BARBARA MORROW, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 76 on the Plan of Section 6, Timbertrail of record in Plat Book 6900, Page 263, 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 Bryan Kloutse and wife, Gracie Kloutse by Warranty deed from Tamberli R. Jelf and husband Charles Jelf of record in Instrument No. 20050627-0073426 Register's Office for Davidson County, Tennessee, dated 06/23/2005 and recorded on 06/27/2005.

Being the same property conveyed to Bank of New York Mellon (fka Bank of New York, successor to JPMorgan Chase Bank), as Trustee, in trust for registered holders of Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-BC4 by substitute trustee's deed from Shapiro & Kirsch, LLP, as Substitute Trustee of record in Instrument No. 20131007-0105001 Register's Office for Davidson County, Tennessee, dated 09/19/2013 and recorded on 10/07/2013.

Being the same property conveyed to Heather Misch by Special Warranty deed from Bank of New York Mellon (fka Bank of New York, successor to JPMorgan Chase Bank), as Trustee, in trust for registered holders of Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-BC4 of record in Instrument No. 20140903-0080470 Register's Office for Davidson County, Tennessee, dated 07/17/2014 and recorded on 09/03/2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

b. Taxes for the year 2015 a lien, not yet due and payable.

c. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 263, Register's Office for Davidson County, Tennessee.

This is property known as 1605 Fall Drive, Nashville, TN 37027

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 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 hand on the 15th day of April, 2015.

Heather Misch

Heather Misch

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, HEATHER MISCH, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of April, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1050B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027