Warranty Deed

BILL GARRETT, Davidson County Trans:T20150043132 DEEDWARR Recvd: 06/02/15 15:13 2 pgs Fees:13.00 Taxes:1450.51 20150602-0051347	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $392,030.00. Affiant Subscribed and sworn to before me, this the 22nd day of May, 2015. Notary Public My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stacey Grimshaw Logan Grant	SWBC Mortgage Corp.	
1120 Straightway Avenue	9311 San Pedro Ave., Ste 100	072140V00100CO
Nashville, TN 37206	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CRAIG MORREN AND TARYN MORREN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STACEY GRIMSHAW AND LOGAN G. GRANT, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: E.

Land situated in Davidson County, Tennessee being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1118 Straightway Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140710-0060667, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Peter King by deed from The Bank of New York Trust Company N.A. of record in Instrument No. 20071207-0141766 Register's Office for Davidson County, Tennessee, dated November 15, 2007 and recorded on December 7, 2007.

Being a portion of the same property conveyed to Peter King and wife, Christine King by deed from Peter King of record in Instrument No. 20090619-0057417 Register's Office for Davidson County, Tennessee, dated June 17, 2009 and recorded on June 19, 2009.

Being the same property conveyed to Peter King by deed from Peter King and Christine King of record in Instrument No. 20111215-0097517 Register's Office for Davidson County, Tennessee, dated December 12, 2011 and recorded on December 15, 2011. Peter King and Christine King were divorced at Docket No. 11D-3578.

Being a portion of the same property conveyed to Craig E. Morren and Taryn M. Morren, husband and wife by deed from Peter King, unmarried of record in Instrument No. 20140708-0060137 Register's Office for Davidson County, Tennessee, dated July 1, 2014 and recorded on July 8, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1120 Straightway Avenue, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of May, 2015.

Craig Morren by Jarred McNeal as Attorney in Fact

Craig Morren by Jarred McNeal
his attorney-in-fact

Taryn Morren by Jarred McNeal as Attorney in Fact

Taryn Morren by Jarred McNeal
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, as attorney in fact for Craig Morren and Taryn Morren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of May, 2015.

J. Brandon Miller

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018