BILL GARRETT, Davidson County
Trans:T20150053986 DEEDWARR
Recvd: 07/06/15 10:42 2 pgs
Fees:13.00 Taxes:902.80
20150706-0064796

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DKM) Title No.: 57585
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Timothy Daniel Hall Kori Hall 7347 Rolling River Parkway Nashville, TN 37221	Universal American Mortgage Company, LLC 15550 Lightwave Drive, S-220 Clearwater, FL 33760

TAX MAP PARCEL NUMBERS: 141150A04900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$244,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shawn Morrison and Lorraine Morrison**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy Daniel Hall and Kori Hall**, husband and wife, , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Rolling River Estates, Section I, of record in Book 4860, Page 27, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shawn Morrison and wife, Lorraine Morrison by Warranty Deed from Timmie L. Clemons and wife, Barbara J. Clemons, dated January 31, 2003, recorded February 5, 2003 in Instrument No. 20030205-0015788, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, Page 27, Register's Office for said County, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4892, Page 689, and By-laws of record in Book 4892, Page 679, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7347 Rolling River Parkway, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2015.

Shawn Morrison **Lorraine Morrison**

State of Tennessee

County of Davidson

On this 30th day of June, 2015, before me the undersigned authority, personally appeared Shawn Morrison and Lorraine Morrison, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 1/24/17

State of Tennessee

County of Williamson

DIANE K. MANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $244,000.00.

Affiant

Sworn and subscribed before me this 30th day of June, 2015.

Notary

My Commission Expires: 3/24/19

BRENDA R. LEHMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY