THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2236 NEW HOPE ROAD HENDERSONVILLE, TN 37075 FILE NO. 151200	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for the transfer is $205,000.00. Affiant Subscribed and sworn before me, this 14th day of August, 2015. Notary Public My Commission Expires: 3/1/16

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20150070074 DEEDWARR
Recvd: 08/19/15 15:45 2 pgs
Fees:13.00 Taxes:758.50
20150819-0083748

WARRANTY DEED

Address New Owner: TONY R. BROWN and TERESA A. BROWN 6713 BOUNDARY RUN NASHVILLE, TN 37221	Send Tax Bills To: New Owner	Tax Information: Map/Parcel: 126-16-O-A/110.00

FOR AND IN CONSDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **ANGELO JASON MORGAN, A MARRIED MAN, and KATHERINE JO SCHROER, AN UNMARRIED WOMAN**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TONY R. BROWN and TERESA A. BROWN, HUSBAND AND WIFE**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot Number 110 on the Plan of Final Plat of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1, a plat of which is recorded in Instrument Number 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed from Michael D. Vaughn, Sr. to Angelo Jason Morgan and Katherine Jo Schroer, by Warranty Deed, dated the 29th day of September, 2007, of record as Instrument Number 20070402-0038860, Register's Office for Davidson County, Tennessee.

Angelo Jason Morgan is now married. However, his spouse did not occupy said property as homestead.

Pursuant to Power of Attorney for Angelo Jason Morgan of record as Instrument Number 20150819-0083746, Register's Office for Davidson County, Tennessee.

Pusuant to Power of Attorney for Katherine Jo Schroer of record as Instrument Number 20150819-0083747, Register's Office for Davidson County, Tennessee.

This is improved property known as 6713 BOUNDARY RUN, NASHVILLE, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2015.

Angelo Jason Morgan by: DC attorney in fact
ANGELO JASON MORGAN
BY: DAVID COSBY,
ATTORNEY IN FACT

Katherine Jo Schroer by Donna Cosby attorney in fact
KATHERINE JO SCHROER
BY: DONNA COSBY,
ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DAVID COSBY**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **ANGELO JASON MORGAN**, and acknowledged that he executed the same as the free act and deed of the said **ANGELO JASON MORGAN**.

WITNESS my hand at Hendersonville, Tennessee, this 13th day of AUGUST, 2015.

Jennifer Quinn
Notary Public
My commission expires: 10/24/17

JENNIFER QUINN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DONNA COSBY**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **KATHERINE JO SCHROER**, and acknowledged that she executed the same as the free act and deed of the said **KATHERINE JO SCHROER**.

WITNESS my hand at Hendersonville Tennessee, this 13th day of AUGUST, 2015.

Jennifer Quinn
Notary Public
My commission expires: 10/24/17

JENNIFER QUINN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY