(2)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074731**	STATE OF TENNESSEE) COUNTY OF **Williamson**) The actual consideration or value, whichever is greater, for this transfer is: $990,000.00. Affiant Subscribed and sworn to before me, this 20th day of August, 2015. Notary Public My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150071409 DEEDWARR
Recvd: 08/24/15 12:11 2 pgs
Fees:13.00 Taxes:3663.00
20150824-0085173

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dana Zukierski 1208 NICHOL LN Nashville, TN 37205-4420	**Wells Fargo Bank, NA** **P O Box 11701** **Newark, NJ 07101-4701**	Tax Parcel ID No. 13009014800

FOR AND IN CONSIDERATION 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, **John William Benton Morrow and wife, Lise Champagne Morrow** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Dana A. Zukierski, a single person**, ("Grantees"), 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 7, Block 3, as shown on the Map entitled The Highlands of Bellemeade, of record in Plat Book 547, Page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John William Benton Morrow and wife, Lise Champagne Morrow by Special Warranty Deed from Old Republic National Title Insurance Company, a Minnesota corporation, as nominee, recorded on the 4th day of January, 2006 in Instrument No. 20060104-0001203, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2015 and thereafter, for tax parcel identification number 13009014800, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HIGHLANDS OF BELLEMEADE, as recorded in Plat Book 547, Page(s) 180.

This is improved property located at 1208 NICHOL LN Nashville, TN 37205-4420.

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 20th day of August, 2015.

by Lise Champagne Morrow as attorney-in-fact

John William Benton Morrow
By: Lise Champagne Morrow,
as attorney-in-fact

Lise Champagne Morrow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lise Champagne Morrow,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for John William Benton Morrow,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of August, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018