This Instrument Was Prepared By:
Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2015.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Address New Owner:	**Send Tax Bill To:**	**Map & Parcel:**
Cynthia Keeton Monarez 7005 Lenox Village Drive, C-4 Nashville, TN 37211	Avenue Bank 3823 Cleghorn Ave Nashville TN 37215	172-12D-24.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **J. Todd Morris and Timothy B. Morris**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cynthia Keeton Monarez, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit C-4 of Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20031120-0169460 and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to J. Todd Morris and Timothy B. Morris by Deed from Shannon E. Williams-Frost, dated February 29, 2008 and recorded in Instrument No. 20090307-0023538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictions, covenants, conditions and any other matters of record.

This inproved property is known as: 7005 Lennox Village Drive, Unit C-4, Nashville, TN 37211

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of August, 2015.

BILL GARRETT, Davidson County
Trans:T20150072093 DEEDWARR
Recvd: 08/25/15 14:33 2 pgs
Fees:13.00 Taxes:555.00
20150825-0086004

J. Todd Morris

Timothy B. Morris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named J. Todd Morris and Timothy B. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths, acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand at Brentwood, TN, this 19th day of August, 2015

Notary Public

My Commission Expires: 12-18-17

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY