WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $95,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF SEPTEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9.12.16

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 105 Glen Oak Blvd, Suite 101, Hendersonville, TN 37075
file # 15-1355H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jason Afable and Leia Afable		108-03-0-208.00
1128 Cabana Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BREANNA MORSE, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LEIA M. AFABLE AND JASON E. AFABLE, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 67B on the Plan of Zone Lot Division, Lots 56, 58, 59, 62, 63, 67 & 99, Section Five, Patio Villa of record in Plat Book 5200, Page 633, corrected in Book 6426, Page 480, amended in Plat Book 6250, Page 813, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Breanna Morse, a single person by Warranty deed from Edna Tomlin of record in Instrument No. 20111004-0076790 Register's Office for Davidson County, Tennessee, dated September 30, 2011 and recorded on October 04, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 633, corrected in Book 6426, Page 480, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 813, Register's Office for Davidson County, Tennessee.

Sewer easement of record in Book 6021, Page 914, Book 6165, Page 747 and Book 6021, Page 843 and Book 6422, Page 55, in the Register's Office for Davidson County, Tennessee.

Water main easement of record in Book 6021, Page 919 and Book 6165, Page 742 and Book 6422, Page 60, in the Register's Office for Davidson County, Tennessee.

Rules and regulations of record in Book 7266, Page 827, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6199, Page 70, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is property known as 1128 Cabana Drive, Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20150077059 DEEDWARR
Recvd: 09/10/15 11:22 2 pgs
Fees:13.00 Taxes:351.50
20150910-0091976

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 1st day of September, 2015.

Breanna Morse

Breanna Morse

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BREANNA MORSE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of September, 2015.

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

File #: 15-1355H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

105 Glen Oak Blvd, Suite 101

Hendersonville, TN 37075

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122