WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150086344 DEEDWARR
Recvd: 10/09/15 13:33 2 pgs
Fees:13.00 Taxes:458.80

20151009-0103214

P-RA-15-4112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/23/16 (AFFIX SEAL)

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard A. Morris and Keri Taylor Morris	**First Mortgage Company, L.L.C d/b/a Cunningham & Company**	
(NAME) **4112 Pepperwood Drive**	(NAME) **804 Green Valley Road, Ste. 103**	**165-13-0A-187.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Greensboro, NC 27406**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BARBARA BRYANT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICHARD A. MORRIS AND KERI TAYLOR MORRIS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 379 on the Plan of Section Eight Peppertree Forest, a Planned Unit Development of record in Plat Book 7900, Page 652, 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 Barbara Bryant by Warranty deed from Susan S. Thompson, unmarried of record in Instrument No. 20060425-0046994 Register's Office for Davidson County, Tennessee, dated April 20, 2006 and recorded on April 25, 2006.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 7900, Page 652;
- Covenants, Conditions and Restrictions of record in Book 8757, Page 607, as amended in Book 9287, Page 698;
- By-Laws of record in Book 8757, Page 623;
- HOA Charter of record in Book 8757, Page 639;
- Declaration of Covenants, Conditions and Restrictions of record in Book 7982, Page 736, Book 8703, Page 462, Book 9004, Page 5114, Book 9157, Page 711 and Book 9455, Page 801;
- Restrictions of record in Book 10862, Page 2, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4112 Pepperwood Drive , Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 1st DAY OF OCTOBER, 2015.

Barbara Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA BRYANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of October, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212