27781-8 return to: Attorneys Title Company, Inc. Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150097015 DEEDWARR
Recvd: 11/16/15 08:54 2 pgs
Fees:13.00 Taxes:1701.63
20151116-0115806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 40 Burton Hills Blvd., Suite 200
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joseph L. Morrissey, Jr. and Surabhi Morrissey	New Owner	131-06-0-B-036.00 CO
(NAME)	(NAME)	
61 Brookhill Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152129

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Anne B. Pernell and Rudolph A. Pernell, Jr., wife and husband**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joseph L. Morrissey, Jr. and Surabhi Morrissey, husband and wife**, hereinafter called the GRANTEES, 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. 36 on the Plan of Burton Hills Village of Foxview, Tract 5, a portion of Zone Lot II, of record in Book 6250, page 564, 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 Anne B. Pernell and Rudolph A. Pernell, Jr., wife and husband by deed from Song Hai Chen and spouse, Fang Lin, dated June 24, 2008, of record in Instrument No. 20080626-0066023, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 6250, page 564, Register's Office for said County; (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Book 6326, page 588, Book 6517, page 522, Book 6625, page 171, Book 6626, page 937, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 6917, page 718, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188 and Book 9882, page 733, said Register's Office; (c) Deed of Easement of record in Book 6713, page 138 and in Book 6734, page 239, Register's Office for said County; and (d) Shared Driveway Maintenance Agreement of record in Instrument No. 20151110-0114521, Register's Office for said County..

Unimproved ☐

This is improved ☒ property, known as 61 Brookhill Circle, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 12th day of November, 2015

Anne B. Pernell

Rudolph A. Pernell, Jr.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anne B. Pernell and Rudolph A. Pernell, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th of November, 2015.

Notary Public

CHRISTINE L. LINDSEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires: 9.18.17