PREPARED BY [& RETURN TO]:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160042872 DEEDWARR
Recvd: 05/23/16 09:35 2 pgs
Fees:13.00 Taxes:814.00
20160523-0051119

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Robert Bryan Ratliff and Jayna Marie Ratliff, husband and wife, have this day bargained and sold and does hereby transfer and convey unto Robert Morrison III, an unmarried man, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

BEING Lot No. 44, as shown on the "Final Plat of Mill Run Subdivision, Phase 1", of record in Plat Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Bryan Ratliff and Jayna Marie Ratliff by WARRANTY DEED from NVR, Inc., A Virginia Corporation, Successor by merger to Fox Ridge Homes, Inc., dated 07/31/01, recorded 08/06/01, of record as Instrument No. 20010806-0084087, Register's Office for Davidson County, Tennessee.

BEING part of the same property previously conveyed to NVR, Inc. T/A Fox Ridge Homes, by special warranty deed from Mill Run, LLC, of record in Instrument No. 20010319-0025938, dated Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

All matters of record in Book 11700, pages 27 and 28, and for Phase 1-A in Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee.

Restrictions contained in instrument of record in Book 11675, page 472, and in Instrument No. 200002150015152, Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 3933, Page 359, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10448, Page 188, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Instrument No. 200002170016180, Register's Office for Davidson County, Tennessee.

Landscape Agreement recorded in Instrument No. 20010105-0033587, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement recorded in Instrument No. 20010405-0033586, Register's Office for Davidson County, Tennessee.

All Existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This is improved property, known as 1265 Bending Creek Drive, Antioch, TN. 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Robert Morrison III, his heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 28th day of April, 2016.

Robert Bryan Ratliff

Jayna Marie Ratliff

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Robert Bryan Ratliff and Jayna Marie Ratliff with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 28th day of April, 2016.

YVONNE McCOY HELTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Yvonne McCoy Helton

NOTARY PUBLIC
MY COMMISSION EXPIRES 7-31-19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of April, 2016.

Yvonne McCoy Helton

My Commission Expires: 7-31-19 **NOTARY PUBLIC**

Map & Parcel No.: 173 15 0A 044.00

Name and address of new owner:
Send tax bills to:
Robert Morrison III
1265 Bending Creek Drive
Antioch, TN 37013

YVONNE McCOY HELTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY