STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 2016.

Notary Public
MY COMMISSION EXPIRES: 7-2-18
File No. G16-5620D

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-18

BILL GARRETT, Davidson County
Trans:T20160073825 DEEDWARR
Recvd: 08/24/16 10:28 2 pgs
Fees:13.00 Taxes:1072.63
20160824-0088501

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ann Riccardi and Joseph Bruno (NAME)	Churchill Mortgage (NAME)	42-6-17
715 Falcon Drive (STREET ADDRESS)	7610 Old Hickory Blvd, #400 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Oliver T. Morris and Shirley H. Morris,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ann Riccardi and Joseph Bruno, wife and husband,** 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. 113 on the plan of BONNIE-BRAE SUBDIVISION, SECTION SEVEN, as shown by plat of record in Plat Book 4860, Page 104, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 113 fronts 187 feet on the west side of Falcon Drive and extends between lines 384.3 feet on the north line and 365.7 feet on the south line to a dead line in the rear, which is a broken line on which it measures 193.85 feet.

Included in the above description but expressly excluded from this conveyance is the following tract of land conveyed to Tennessee Department of Transportation of record in Instrument No. 20020222-0023197, said Register's Office and more particularly described as follows:

Beginning at the point of intersection of the existing east margin of I-65 and the south boundary of the James E. Howard, et ux property; thence with said south boundary South 79°48'09" East 38.34 feet to a point, said point being 195.00 feet right of I-65 proposed centerline station 494+33.78; thence with the proposed east margin of said road South 12°52'12" West 186.98 feet to a point, said point being 185.00 feet right of I-65 proposed centerline station 492+47.07; thence with the north boundary of the Lee A. Paschal, et ux property North 79°48'09" West 11.11 feet to a point; thence with the northeast boundary of the Richard Carson South, et ux property North 35°12'56" West 25 feet more or less to a point; thence with said existing margin northerly 170 feet more or less to the point of beginning, containing 0.139 acres.

BEING a portion of the same property conveyed to Oliver T. Morris and wife, Shirley H. Morris from Warner L. Bush and wife, Connie B. Bush, by Deed dated March 8, 1996, in Book 9981, Page 406, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 5040, page 741 and Book 8365, page 403, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4860, page 104, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewers/storm drainage/water mains and appurtenances as recorded in Instrument No. 20050131-0011058, Register's Office for Davidson County, Tennessee.
4. Warranty Deed to the State of Tennessee of record in Instrument No. 20020222-0023187, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 715 Falcon Drive, Madison, TN 37115.

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 we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 22nd day of August, 2016.

Oliver T. Morris — August 22, 2016 Date

Shirley H. Morris — August 22, 2016 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Oliver T. Morris and Shirley H. Morris, the bargainor(s), 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 22nd day of August, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066