STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$124,900.00** (One Hundred Twenty Four Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 3rd day of January, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11/5/18 (NOTARY SEAL)

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

BILL GARRETT, Davidson County
Trans: T20170000897 DEEDWARR
Recvd: 01/04/17 15:41 2 pgs
Fees: 13.00 Taxes: 462.13
20170104-0001045

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Rohan Properties, LLC 1501 FOREST GARDEN DR BRENTWOOD, TN 37027	NEW OWNER	05208010700

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **STEPHEN S. MORRIS, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ROHAN PROPERTIES, LLC,** 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. 181, on the Plan of Section 4, Sequoia Valley, of record in Book 5200, Page 215, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen S. Morris by deed from Wayne E. Morris, Stephen S. Morris and Peggy M. Campbell, Successor Co-Trustees of the Family Trust established under Item V of the Morris Family Revocable Living Trust Agreement dated 3-29-95, of record in Instrument No. 20160113-0003410, dated December 31, 2015 and recorded January 13, 2016, Register's Office for Davidson County, Tennessee.

Being also known as 1180 Sioux Terrace, Madison, Tennessee 37115.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1180 SIOUX TERRACE** **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 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. 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, this 3rd day of January, 2017

Stephen S. Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of January, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephen S. Morris** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 3rd day of January, 2017.

Notary Public

Commission Expires: 03.06.2018

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2018