WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170040517 DEEDWARR
Recvd: 05/12/17 09:09 2 pgs
Fees:13.00 Taxes:998.63
20170512-0047142

O-VR-16-205-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Temicka Phillips	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	**033 6 0A 05500CO**
205 Solitude Circle	**262 Robert Rose Drive, Ste. 101**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MORGAN HOMES INC.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TEMICKA PHILLIPS, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 90 on the Plan of Echo Hill Estates, Section Four of record in Instrument No. 20050127-0010265, 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 conveyed to Morgan Homes inc. by Quitclaim deed from J.D. Eatherly for Eatherly Properties of record in Instrument Number 20170421-0039477, Register's Office for Davidson County, Tennessee, dated April 21, 2017 and recorded on April 21, 2017.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien due and payable;
- All matters shown on Plat recorded in Instrument Number 20050127-0010265;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7489, Page 988; Book 7699, page 949; Book 8612, page 821 and Book 9083, page 26, Register's Office for Davidson County, Tennessee;
- Charter of Echo Hills of record in Book 7495, page 177, articles of amendment of record in Book 7703, page 641;
- QuitClaim Deed for common areas to Echo Hills of record in Book 7704, page 773 and Book 7704, page 776;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **205 Solitude Circle , Goodlettsville, Tennessee 37072**.

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 28th DAY OF APRIL, 2017.

Morgan Homes, Inc.

BY: _____
Glen E. "Ed" Morgan
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~the~~ Glen E. "Ed" Morgan, ~~bargainor~~ PRESIDENT of Morgan Homes Inc., 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 28th of April, 2017.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212