WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/03 16:40 2pgs
Fees:13.00 Taxes:259.00

20030423-0054552

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather A. Shimko (NAME)	THDA (NAME)	96-6-214
510 Cottonwood Drive (ADDRESS)	404 James Robertson Pkwy Suite 1114 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	

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, WE, Delmar L. Morris, and wife Cathy Morris, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heather A. Shimko, unmarried, 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. 214 on the Plan of Cloverhill, Section IV of record in Plat Book 2133, Page 62, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Delmar L. Morris, by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 10999, Page 257, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Delmar L. Morris, and wife Cathy Morris by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20030423-0054551 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as

510 Cottonwood Drive, Nashville, TN 37214
(House Number) (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 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. 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 31st day of March, 2003.

Delmar L. Morris by atty in fact

Delmar L. Morris
By: Terry DeSelms as Attorney-In-Fact

Cathy Morris by atty in fact

Cathy Morris
By: Terry DeSelms as Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of March, 2003, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Delmar L. Morris and Cathy Morris, and acknowledged that he executed the same as the free act and deed of the said Delmar L. Morris and Cathy Morris, through Power of Attorney granted Terry DeSelms by the said Delmar L. Morris and Cathy Morris.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2003.

Commission expires: November 27, 2004

Deborah K. Devine

Deborah K. Devine Notary Public

Return to
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#512