WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/04 14:57 3pgs
Fees:18.00 Taxes:606.80
20040112-0004797

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$164,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 4, 2007
(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Morelli	Joseph A. Morelli	71-11-284
(NAME)	(NAME)	
145 Hollis Chapel Court	1428-1430 Lischey Avenue	
(ADDRESS)	(ADDRESS)	
Portland, TN 37148	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(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, King Properties & Investments, LLC, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Joseph Morelli and wife Sharon A. Morelli, 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. :

SEE ATTACHED EXHIBIT A

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 5190, page 588, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

unimproved ☐

This is improved ☒ property, known as 1428-1430 Lischey Avenue, Nashville, TN 37207
1436-1438 Lischey Avenue, Nashville, TN 37207
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of December, 2003.

King Properties & Investments, LLC

By: Tim King Chief Mgr

Tim King, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Tim King (name), with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President (title) of King Properties & Investments (co. name), the within named bargainor(s), a corporation, and that as such Tim King (title) of President (co. name), are duly authorized and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 31ST day of December, 2003.

Commission expires: March 4, 2007

Kandace N. Tomes Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

EXHIBIT A

TRACT I:
Being Lot No. 6 on the Plan of Re-Subdivision of Lots 5 & 6, Barkfield Valley Estates, as of record in Plat Book 5190, page 588, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to King Properties & Investments, LLC by deed from Southern Properties & Investments, LLC and filed for record on November 9, 2000 in Instrument No. 20001109-0111413, Register's Office for Davidson County, Tennessee.

TRACT II:
Being Lot No. 4 on the Plan of Barkfield Valley Estates, as of record in Plat Book 5210, page 370, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to King Properties & Investments, LLC by deed from Southern Properties & Investments, LLC and filed for record on November 9, 2000 in Instrument No. 20001109-0111415, Register's Office for Davidson County, Tennessee.