1421 Ashley

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# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$85,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2003.

Notary Public

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

Davidson County DEEDWARR
Recvd: 12/18/03 15:15 3pgs
Fees:18.00 Taxes:314.50
[redacted]
20031219-0181380

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

**THIS INSTRUMENT WAS PREPARED BY**
Kandace N. Tomes, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph Morelli | Joseph Morelli | |
| (NAME) | (NAME) | **SEE EXHIBITS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY COPIED VERBATIM HEREIN** |
| 145 Hollis Chapel Ct. | 145 Hollis Chapel Ct. | |
| (ADDRESS) | (ADDRESS) | |
| Portland TN 37148 | Portland TN 37148 | |
| (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, a Limited Liability Company**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph Morelli, a married person**, 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 EXHIBITS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY COPIED VERBATIM HEREIN**

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.

unimproved ☐

This is improved ☒ property, known as **SEE EXHIBITS ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY COPIED VERBATIM HEREIN**
(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 26th day of November, 2003.

King Properties & Investments

By: Tim King Chief Mgr
Tim King, Chief Manager

Davidson County DEEDWARR
Recvd: 12/14/04 08:53 5pgs
Fees:27.00 Taxes:0.00
20041214-0148182

STATE OF TENNESSEE

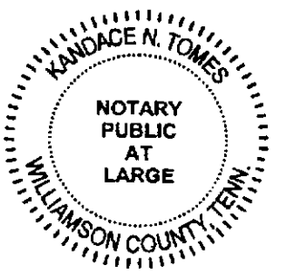
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforementioned, personally appearedTim King, 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 Chief Manager of King Properties & Investments, LLC, the within named bargainor, a corporation, and that as such Chief Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as King Properties & Investments, LLC.

Witness my hand and official seal at office this the 8th day of December, 2003.

Commission expires: March 4, 2007

Kandace N. Tomes Notary Public



File No.: 2310029

# EXHIBIT A

Map/Parcel: 071-12-0-304.00

Property Address: 1421 A & B Lischey Avenue
Nashville, TN 37207

Being Lot No. 2 on the Plan of Joy Floral Company Property, as of record in Plat Book 5210, page 161, 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 the grantor(s) herein by deed being simultaneously recorded herewith in Book _____, page _____, or Instrument No. _____, said Register's Office. Being the same property conveyed to King Properties & Investments, LLC by deed from Southern Properties & Investments, Inc. and filed for record on November 9, 2000 in Instrument No. 2001109-0111414, Register's Office for Williamson County, Tennessee.

File No.: 2310029

# EXHIBIT A

Map/Parcel: 72-12-305

Being Lot No. 5 on the Plan of Joy Floral Company Property, as of record in Plat Book 5210, page 161, 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 the grantor(s) herein by deed being simultaneously recorded herewith in Book _____, page _____, or Instrument No. _____, said Register's Office. Being the same property conveyed to King Properties & Investments, LLC by deed from Southern Properties & Investments, Inc. and filed for record on November 9, 2000 in Instrument No. 20001109-0111414, Register's Office for Williamson County, Tennessee.

I hereby certify that this is a true copy of
the original instrument filed in my office as
Instrument No 200312190181330
This 8 day of NOV 20 04
BILL GARRETT Register of Deeds
By Brenda Donnamer
DEPUTY Register