WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,900.00

Katherine Fenstermacher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2005.

Darlene Short
Notary Public

MY COMMISSION EXPIRES: November 25, 2007.
(AFFIX SEAL)

ROBERTSON COUNTY, TEN. DARLENE SHORT NOTARY PUBLIC AT LARGE

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Davidson County DEEDWARR
Recvd: 04/05/05 10:47 2 pgs
Fees:13.00 Taxes:380.73

20050405-0036964

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

H-2130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Fenstermacher	NEW OWNER	053-12-0 049.00
(NAME)	(NAME)	
176 Park Circle		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, Peter R. Morris, a Married Man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine Fenstermacher, a single woman, 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 Number 43, and the East part of Lot No. 42 of Block "A" on the map of subdivision No. 3 on the Plan of Life & Casualty Insurance Company Property, of record in Plat Book 974, Page 11 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Beginning at a point in the southerly margin of Park Circle at the corner of Lots 43 and 44; thence with the line between said lots southerly 175 feet to a point; thence westerly 120 feet to a post at the corner of Lots 41 and 42; thence northeasterly 30 feet to a point; thence northwesterly 171.6 feet to the southerly margin of Park Circle; thence with the margin of the same easterly 90.5 feet to the point of beginning.

Being the same property conveyed to Peter R. Morris, a married man, by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee of record in Instrument # 20041214-0148549 Register's Office for Davidson County, Tennessee, dated 11/09/04.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 176 Park Circle, Old Hickory, TN 37138
(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 hand this 28th day of March, 2005.

Peter R. Morris

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter R. Morris, the bargainor(s), with whom I am personally acquainted for 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 at Goodlettsville, Tennessee, this 28th day of March, 2005.

Commission Expires: 11-25-2007

Notary Public

ROBERTSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DARLENE SHORT

RETURN TO:

Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072