File No. [redacted]2364

WARRANTY DEED

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: . 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/21/05 15:37 2 pgs
Fees:13.00 Taxes:323.38

20050721-0085277

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael C. Morrow	Michael C. Morrow	Map 053-03-0-320.00
(NAME) 1507 Debow Street	(NAME) 1507 Debow ST	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory TN 37138	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Maggie Herd, a widow, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael C. Morrow, and Wife, Stacey N. Morrow, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 210-204, Section "C" on the Revised Plan of VILLAGE OF OLD HICKORY, as of record in Plat Book 1835, Page 52, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said lot No. 210-204 fronts 56.8 feet on the easterly side of DeBow Street and extends back 131.6 feet on the northerly line and 131.5 feet on the southerly line to a dead line, measuring 56.8 feet thereon.

Being the same property conveyed to Tamer Herd and wife, Maggie Herd by deed from C. A. Wilson and wife, Mary R. Wilson of record in Deed Book 3248, page 371 and filed for record on June 24, 1961, Register's Office for said County. Tamer Herd since having died leaving Maggie Herd as surviving spouse.

Subject to all matters as set forth per Plat Book 1835, Page 52, Register's Office of said County.

Easements as shown of record in Deed Book 626, Page 556; Book 662, page 743; Deed Book 1716, page 39; Book 2038, page 270; Book 1853, page 281, Register's Office for said County.

The easterly one-half of premises, formerly lot No. 204 on plan in Book 1424, page 676, Register's Office for Davidson County, Tennessee, is limited for use to building accessory to residence on west half of premises, as set out in instrument dated February 15, 1951, filed April 3, 1951, and recorded in Book 1968, page 605, Register's Office for said County.

Restrictive Covenants of record in Deed Book 2038, Page 270, as modified in Book 2447, page 151, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 1507 Debow Street, 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 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 14th day of July, 2005.

Maggie Herd

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Maggie Herd, a widow, 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 at Mt. Juliet, Tennessee, this 7/14/2005.

My Commission Expires:

Notary Public

EXPIRATION DATE: 10-12-08



File Number: [redacted]2364

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 103
Mt. Juliet, TN 37122