Box 13 # 11680

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/06 14:17 2 pg:
Fees:13.00 Taxes:518.00

20060616-0072161

STATE OF ~~TN~~ NC
COUNTY OF ~~DAVIDSON~~ MECKLENBURG

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007

(AFFIX SEAL)

CYNTHIA ROSNER NOTARY PUBLIC MECKLENBURG CO. NC

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Morris	Jonathan Morris	148-7-55
(NAME)	(NAME)	
208 Overby Drive	208 Overby Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Kenneth Fox Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan Morris, 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. 828, on the Plan of Cherokee Hills, Section 8, as of record in Plat Book 3700, Page 154, Register's Office for Davidson County, Tennessee, and described as follows: Said Lot No. 828 fronts 75.0 feet on the easterly side of Overby Drive and runs back between parallel lines 150.0 feet each, to a line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to Kenneth Fox Jr., by deed of record in Instrument No. 20050705-0076720, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 208 Overby Drive, Antioch, TN 37013

(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 6th day of June, 2006.

Kenneth Fox Jr.

STATE OF ~~TN~~ NC

COUNTY OF ~~DAVIDSON~~ MECKLENBURG

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Fox Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ CHARLOTTE, NC this 6th day of June, 2006.

Commission expires: July 21, 2007

Notary Public

CYNTHIA ROJMAN NOTARY PUBLIC MECKLENBURG CO., NC