RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/07 10:30 2 pgs
Fees:13.00 Taxes:425.50

20070409-0041619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-16-08

(AFFIX SEAL)

JAI KEHEW NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Autumn Morris and Charles R. Bell	Bank of Nashville	
(NAME) 4858 Lynn Drive	(NAME) 401 Church Street	Map 148-7
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37219	Parcel 25
(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, **PATTY WILSON, ADMINISTRATRIX OF THE ESTATE OF EDNA L LAUPER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **AUTUMN MORRIS, A MARRIED WOMAN AND CHARLES R. BELL, A MARRIED MAN,** 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, being Lot no. 895 on the map of Cherokee Hills, Section 8 of record in Book 3700, Page 154, Register's Office for said county, to which reference is hereby made for a more complete and accurate legal description thereof.

Said Lot Number 895 fronts 70 feet on the northeasterly margin of Denise Drive and extends back 158.4 feet on the northwesterly margin and 158 feet on the southeasterly margin, to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Edna L. Lauper by Deed from Taylor H. Henry, Jr. and wife, Linda W. Henry, dated July 6, 1990, recorded July 25, 1990, in Book 8159, Page 950, said Register's Office. Edna L. Lauper, having since died leaving Patty Wilson as Administratrix under Last Will and Testament of Edna L. Lauper in Docket No. 06P-1679, in the Seventh Circuit Court of Davidson County, Tennessee

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 120 Denise Drive, Nashville, TN 32013

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 our hands this 30th day of March, 2007.

Patty Wilson, Administratrix of the Estate of
Edna L. Lauper

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patty Wilson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Administratrix of the Estate of Edna L. Lauper and who further acknowledged that she is authorized to execute the within instrument as Administratrix of said Estate.

Witness my hand and official seal at Nashville, Tennessee on this 30th day of March, 2007.

Commission expires: 9/16/09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public