WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,750.00

Carol A. Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/09/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/28/07 13:27 2 pgs
Fees:13.00 Taxes:505.98
20070628-0077296

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eduardo Granados	NEW OWNER	Map 173-01-0
(NAME)	(NAME)	
400 Cedar Creek Trail		Parcel 19
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **TIMOTHY GENTRY MORRIS AND WIFE, ELIZABETH MORRIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDUARDO GRANADOS AND WIFE, JOSEFINA SANCHEZ**, 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. 98 on the Plan of Cedarwood Estates, Section II, of record in Plat Book 4860, page 58, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Timothy Gentry Morris, unmarried, by deed from Patricia M. Hargrove, Kathy Mendenhall and James L. Hargrove, Jr., as sole heirs of James Lee Hargrove, of record in Instrument #20050628-0073934, said Register's Office. Timothy Gentry Morris has since married. Elizabeth Morris join in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 4860, page 58, said Register's Office; and (c) restrictive covenants of record in Book 4963, page 42, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 400 Cedar Creek Trail, Nashville, Tennessee 37211
(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 our hands this 22nd day of June, 2007.

Timothy Gentry Morris By David Morris, Attorney in Fact

Elizabeth Morris By David Morris, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of June, 2007, before me personally appeared David Morris, to me known to be the person who executed the foregoing instrument on behalf of Timothy Gentry Morris and Elizabeth Morris and acknowledged that he executed the same as the free act and deed of Timothy Gentry Morris and Elizabeth Morris.

Witness my hand and official seal at Nashville, Tennessee this 22 day of June, 2007.

Commission expires: 3-21-09



Notary Public

RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067