WARRANTY DEED

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

CAROLINE CHAPPELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00 ~~$310,000.00~~

Kelly Urbanek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2007.

Caroline Chappell
Notary Public

MY COMMISSION EXPIRES: 8-23-011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth S. Ouellette	Countrywide Home Loans	160-11A-104.00CO
(NAME)	(NAME)	
21 Ashington Lane	P.O. Box 1660694	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Dallas, TX 75266-0694	
(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,

Clayton Morris Neal, Incapacity Trustee of the George P. Morris Living Trust, dated November 28, 2000,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth S. Ouellette and Penny L. Ouellette, husband and wife,

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, State of Tennessee, described as follows, to-wit: BEING Lot No. 104 on the Plan of Hemmingwood, Phases I, II, III and IV, of record in Plat Book 6900, Pages 6, 7, & 8, Register's Office, for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to George P. Morris, Trustee, or his successors in trust, under the revocable George P. Morris Living Trust, dated November 28, 2000 by Deed from George P. Morris, dated December 28, 2000, of record in Instrument Number 20010104-0001465, Register's Office for Davidson County, Tennessee.

Clay M. Neal, Sr., executes this document in his capacity as Incapacity Trustee of the George P. Morris Living Trust, dated November 28, 2000, having been appointed as Incapacity Trustee by Final Order of the Probate Court for Davidson County, Tennessee, a certified copy of which is of record as part of Instrument Number 20060428-0048668, Register's Office for Davidson County, Tennessee.

Clayton Morris Neal is one and the same person as Clay M. Neal, Sr.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 21 Ashington Lane, Brentwood, TN 37027

(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 27th day of September, 2007.

Davidson County DEEDWARR
Recvd: 10/02/07 14:17 2 pgs
Fees:13.00 Taxes:1165.50

20071002-0117465

Clayton Morris Neal
Clayton Morris Neal, Incapacity Trustee of the George P. Morris Living Trust, dated November 28, 2000

INCAPACITY TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 27th day of September, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Clayton Morris Neal, Incapacity Trustee of the George P. Morris Living Trust, dated November 28, 2000, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 27th day of September, 2007.

Commission expires:

5-14-2011

Sharon L. Riney

Notary Public

