WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/08 09:26 2 pg
Fees:13.00 Taxes:580.90

20080724-0075694

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Shannyn L. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2008.

Lauren M Ricketts
Notary Public

MY COMMISSION EXPIRES: 1-20-2009

(AFFIX SEAL)

Lauren M Ricketts STATE OF TN NOTARY PUBLIC Williamson County

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
Shannyn L. Harris	CTX Mortgage Company	141-6D-85.00CO
(NAME)	(NAME)	
3293 Harpeth Springs Drive	7123 Crossroads Blvd., Suite D	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(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,

Roxanne K. Vernon, now known as Roxanne V. Morris and husband, Kenneth A. Morris,

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

Shannyn L. Harris, 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 Unit No. 85 on the plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roxanne K. Vernon, an unmarried woman by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation dated June 24, 2004 of record in Instrument 20040715-0084207, Register's Office for Davidson County, Tennessee. Roxanne K. Vernon having since married and is now known as Roxanne V. Morris.

Kenneth A. Morris spouse of Roxanne V. Morris, hereby joins in this conveyance in order to convey any and all right, title and interest he may have in the above referenced property, including but not limited to marital rights.

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 3293 Harpeth Springs Drive, Nashville, TN 37221

(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 23rd day of July, 2008.

Roxanne V. Morris
Roxanne V. Morris

Kenneth A. Morris
Kenneth A. Morris

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 23rd day of July, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Roxanne V. Morris and husband, Kenneth A. Morris, 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 23rd day of July, 2008.

Commission expires: 1-20-2009

Lauren M Rickels
Notary Public

