File No. 280900804

WARRANTY DEED

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: April 7 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/17/08 16:00 3 pgs
Fees:18.00 Taxes:338.37
20081017-0104802

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin D McCaw	Fifth Third Mortgage Company, ISAOA	Map 135-09-0-017.00
(NAME) 2015 Forges Drive	(NAME) 5050 Kingsley Drive - 1MOB3A	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Harold Durrell Morris Jr., unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Kevin D McCaw, an married man and Antonina J McCaw, a married woman**, hereinafter called the grantee(s), 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. 17, on the Plan of Una Manor, Section Two, as shown on plat of record in Plat Book 2900, Page 95, Register's Office for Davidson County, Tennessee.

SAID lot fronts 100 feet on the Southerly side of Forges Drive and extends back 200 feet on the Easterly line and 245.5 feet on the Westerly line to a dead line and measures 110 feet thereon.

Being the same property conveyed to Harold D. Morris Jr. by deed from Deloras Faye Morris of record in Instrument 200607280091204 on 07/25/2006 and filed for record on 07/28/2006, Register's Office for said County.

Being the same property conveyed to Shelia L. Bess and Harold Durrell Morris, Jr. by Quitclaim Deed dated 09/29/2008 from Martha June Bryson, Trustee of the Harold Durrell Morris, Sr. Testamentary Trust of record in Instrument No. 20081017-0104800, Register's Office for said County. Being the same property conveyed to Harold Durrell Morris Jr. by Quitclaim Deed dated 09/29/2008 from Shelia L. Bess of record in Instrument No. 20081017-0104801, Register's Office for said County.

Easement(s) as shown of record in Book 1229, Page 3, Book 7267, Page 65, Register's Office for DAVIDSON County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2015 Forges Drive, Nashville, TN 37217
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 10th day of October, 2008.

Harold Durrell Morris Jr.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Harold Durrell Morris Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of October, 2008.

Commission expires: April 7, 2009

Notary Public

File Number: 280900804

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

LAURA A. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER CO.

CERTIFICATE OF AUTHENTICITY

I, MANDY ALSUP, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

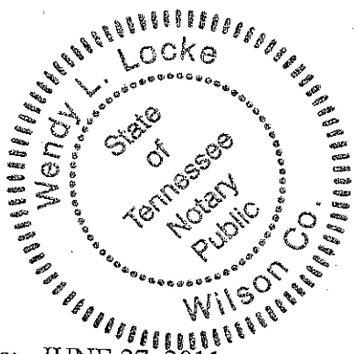
CUMBERLAND Title

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, WENDY L. LOCKE, a notary public for this county and state MANDY ALSUP, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: _JUNE 27, 2011_____

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