WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: ~~February 21, 2012.~~ 7-2-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa L. Brown	Teresa L. Brown	148-07-0/169.00
(NAME)	(NAME)	
129 Bakertown Road	129 Bakertown Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **Jeremy W. Morrow, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teresa L. Brown, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8A on the Plan of Bakertown Gardens, Section 1, Zone Lot Division of Lot 8, according to the plan of record in Book 5800, Page 135, and amended in Book 6900, Page 245, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeremy W. Morrow, an unmarried man by Cash Deed from Alphonso Jackson Secretary for Secretary of Housing and Urban Development, of Washington, D.C. dated February 17th, 2006 and filed for record on February 27th, 2006 in Instrument No. 20060227-0022488, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 5800, Page 135, and amended in Book 6900, Page 245, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

2009 County Taxes have been prorated between the parties and all subsequent years are assumed by the Grantee(s).

Amanda Hope Morrow joins in this conveyance to convey any and all interest, marital or otherwise, she may have in the subject property.

unimproved ☐

This is improved ☒ property, known as 129 Bakertown Road, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20100001258 DEEDWARR
Recvd: 01/07/10 10:33 2 pgs
Fees:13.00 Taxes:342.25
20100107-0001483

Jeremy W. Morrow

Amanda Hope Morrow

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Jeremy W. Morrow and Amanda Hope Morrow the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of December, 2009.

Commission expires: February 21, 2012

Judith C. Jacobs Notary Public



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212