File No. 210040640

WARRANTY DEED

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: February 28, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company - Tennessee Division
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20100041967 DEEDWARR
Recvd: 07/09/10 08:16 2 pgs
Fees:13.00 Taxes:378.51
20100709-0053638

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Morris	Kenneth Morris	07105025400
(NAME)	(NAME)	
1730 Edgewood Ave.	1730 Edgewood Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027	Nashville, TN 37027	
(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, Cynthia E. Hambrick, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Kenneth Morris, 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. 9 on the Plan of Resubdivision of Brooklyn Heights Subdivision, of record in Plat Book 9700, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Cynthia E. Hambrick, an unmarried person by deed from Metropolitan Development and Housing Agency of record in Book 11768, Page 485 on 12/02/1999 and filed for record on 12/03/1999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS BEING MADE SUBEJCT TO THE FOLLOWING EXCEPTIONS:

All matters as set forth per Plat Book 9700, Page 4, said Register's Office.

County of Davidson taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 07105025400

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 1730 Edgewood Ave., Nashville, 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 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 30th day of June, 2010.

Cynthia E. Hambrick

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 Cynthia E. Hambrick 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 30th day of June, 2010.

Commission expires: February 28, 2012

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

LISA G. HODGES Notary Public

File Number: 210040640

RETURN TO:

Stewart Title Company - Hendersonville

100 Bluegrass Commons Blvd., Suite 2180

Hendersonville, TN 37075