WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00 Christopher Morris Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2011. Christine L. Lind Notary Public (AFFIX SEAL) CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC DANNER COUNTY, TENN. My Commission Expires OCT 21, 2013
BOX 10-A	

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher M. Morris	New Owner	
(NAME) 212 Whorley Drive	(NAME)	58-185
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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, **TRENA LOUISE ROGERS, ADMINISTRATOR OF THE ESTATE OF JANICE ELAINE PEAY, DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER M. MORRIS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Beginning at a railroad spike in the center of Drakes Branch Road; said railroad spike being located 120.2 feet northwestwardly in the center of Drakes Branch Road from the northwest corner of property conveyed to Hettie Woodruff by deed of record in Book 4283, Page 871, Register's Office for Davidson County, Tennessee; thence North 82 degrees 50 minutes East 264.8 feet to an iron pin; thence South 84 degrees 25 minutes East 625.0 to an oak tree; thence South 67 degrees 35 minutes West; 220.0 feet to a tree in a fence then South 34 degrees 46 minutes West 99.1 feet to an iron pin; thence South 13 degrees 38 minutes West 70.0 feet to a fence corner; thence North 86 degrees 16 minutes West 293.9 feet to an existing iron pipe; thence North 11 degrees 21 minutes West 177.6 feet to an existing iron pipe; then South 79 degrees 6 minutes West 261.7 feet to a railroad spike in the center of Drakes Branch Road; thence northwestwardly in the center of Drakes Branch Road 120.2 feet to the point of beginning, containing 3.1 acres more or less.

Being part of Lot No. 7 in the Division of the Drake Lands, as of record in Minute Book "J" pages 396 and 397, County Court for said County, and described according to a survey by G. Barry Greer, Tennessee Registered Surveyor No. 211 dated November 5, 1971.

Tract II:

Beginning at a railroad spike in the center of Drakes Branch Road, said railroad spike being 247.2 feet northwestwardly in the center of Drakes Branch Road from the northwest corner of property conveyed to Hettie Woodruff by deed of record in Book 4283, Page 871, Register's Office for Davidson County, Tennessee; thence North 86 degrees 50 minutes East 570.5 feet to an iron pin; then North 7 degrees 21 minutes East 80.2 feet to an iron pin; then South 81 degrees 28 minutes East 284.5 feet to an iron pin; thence South 12 degrees 27 minutes East 226.5 feet to an oak tree; then North 84 degrees 25 minutes West 625.0 feet to a fence post; thence South 82 degrees 50 minutes West 264.8 feet to a railroad spike in the center of Drakes Branch Road; thence northwestwardly in the center of Drakes Branch Road 127.0 feet to the point of beginning, containing 3.1 acres more or less.

Being part of Lot No.7, in the Division of the Drake Lands, as of record in Minute Book "J" pages 396 and 397, County Court for said county, and described according to a survey by C. Barry Greer, Tennessee Registered Surveyor No. 211, dated November 15, 1971.

BILL GARRETT, Davidson County
Trans:T20110049753 DEEDWARR
Recvd: 08/15/11 10:00 2 pgs
Fees:13.00 Taxes:240.50
20110815-0062635

Being the same property conveyed to Ralph R. Peay and wife, Janice E. Peay by deed from Charles Edward Ray and Thomas Edward Ray, of record in Book 5714, page 764, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Janice E. Peay by deed from Ralph R. Peay, of record in Book 8021, page 193, Register's Office for Davidson County, Tennessee. The said Janice E. Peay having since died intestate on January 11, 2010. Trena Louise Rogers was appointed Administrator of the Estate of Janice Elaine Peay by Order of the Probate Court for Davidson County, Tennessee, Docket No. 10P-355. By Order dated July 29, 2011 the Probate Court approved the contract for sale of real property by the Administrator, Trena Louise Rogers.

This conveyance is subject to (a) 2011 real property taxes; and (b) title to that portion of said land lying within the bounds of Drakes Branch Road.

unimproved ☐

This is improved ☒ property, known as 5008 Drakes Branch Road, Nashville, TN 37218

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 12th day of August, 2011.

Trena Louise Rogers, Administrator of the Estate
of Janice Elaine Peay, deceased

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 Trena Louise Rogers, Administrator, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of August, 2011.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Notary Public