BILL GARRETT, Davidson County
Trans:T20110052429 DEEDWARR
Recvd: 08/25/11 10:56 3 pgs
Fees:18.00 Taxes:1017.50
20110825-0065777

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF ~~DAVIDSON~~ Williamson )<br><br>The actual consideration or value, whichever is greater, for this transfer is $275,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 23rd day of August, 2011.<br><br>Notary Public<br><br>My Commission Expires: 8-10-14 |

AMANDA MINOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Robert G. Morton and wife,<br>Julia F. Morton<br>844 Battery Lane<br>Nashville, TN 37220 | SAME | 132-10-0-048 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONSTANCE SUE FOY AND JOSEPH A. ROCHELLE, JR., CO-EXECUTORS OF THE ESTATE OF JOSEPH A. ROCHELLE, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT G. MORTON AND WIFE, JULIA F. MORTON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 as shown on the Plan of W. M. Farris Subdivision, of record in Book 1424, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 5 fronts 100 feet on the northerly side of Battery lane and runs back 504.5 feet on the easterly line and 504.8 feet on the westerly line, to a dead line, measuring 100.00 feet thereon.

Being the same property conveyed to Joseph A. Rochelle and wife, Blanche H. Rochelle by deed dated September 23, 1947, from Willie M. Farris, Jr. of record in Book 1533, page 238, Register's Office for Davidson County, Tennessee; the said Blanche H. Rochelle having predeceased Joseph A. Rochelle. The said Joseph A. Rochelle having since died and by his will at 11P 597, Seventh Circuit Court of Davidson County, Tennessee, appoints Constance Sue Foy and Joseph A Rocehelle, Jr., Co-Executors.

This conveyance is made subject to:

1. 2011 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1424, page 20, Register's Office for said County.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville & Davidson County, of record in Book 7672, page 995, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 844 Battery Lane, Nashville, TN 37220.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 23rd day of August, 2011.

**ESTATE OF JOSEPH A. ROCHELLE, SR.**

By: Constance Sue Foy, Executor
Constance Sue Foy, Co-Executor

By: Executor
Joseph A. Rochelle, Jr., Co-Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CONSTANCE SUE FOY, CO-EXECUTOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 23 day of August, 2011.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH A. ROCHELLE, JR., CO-EXECUTOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 23 day of August, 2011.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015