WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120049529 DEEDWARR
Recvd: 07/05/12 12:29 2 pgs
Fees: 13.00 Taxes: 591.63

20120705-0059066

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of June, 2012

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lai C. Olstad	First Bank	08400228900
(NAME)	(NAME)	
2808 Renee Dr	6131 Shallowford Rd Ste 102	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Chattanooga, TN, 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Luther P. Morris, III, Successor Trustee of The Luther P. Morris and Donna I. Morris Revocable Living Trust dated November 19, 1994**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lai C. Olstad**, an unmarried woman hereinafter called the Grantees, 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. 35 on the Plan of Sunny Acres, Section 2, as of record in Book 2663, page 39, Register's Office for said County, described as follows:

Beginning on the northerly margin of Renee Drive at the center of Lots 34 and 35; thence with the line between said two lots northeastwardly 211.5 feet to the southwesterly line of Lot 32; thence with the southwesterly line of Lots No. 32 and 30 southeastwardly 115.6 feet the northwest corner of Lot No. 28; thence with the westerly line of Lots Nos. 28 and 27 southwestwardly 70 feet to the northeasterly margin of Renee Drive; thence with said Drive northwestwardly 265 feet to the beginning.

Being the same property conveyed to Luther P. Morris and Donna I. Morris, Trustees U/A/D November 18, 1994 by Quitclaim Deed from Luther P. Morris and wife, Donna I. Morris, individually, dated November 18, 1994 and filed on November 28, 1994 in Book 9529, page 363, Register's office of Davidson County, Tennessee. Luther P. Morris died on 11/10/96 leaving Donna I. Morris as sole Trustee of The Luther P. Morris and Donna I. Morris Revocable Living Trust UAD November 18, 1994. Donna I. Morris died on 12/17/11 and by the terms of the said Luther P. Morris and Donna I. Morris Revocable Living Trust UAD November 18, 1994, Luther P. Morris, III succeeded as Trustee of same with full power and authority to convey the property herein described.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2808 Renee Dr, Nashville, TN 37214

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, has 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 our hands this **29th** day of **June, 2012**

Luther P. Morris, III, Successor Trustee

Luther P. Morris, III, Successor Trustee of The Luther P. Morris and Donna I. Morris Revocable Living Trust dated November 19, 1994

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Luther P. Morris, III, whom I am personally acquainted and who upon his oath acknowledged himself to be the Successor Trustee of The Luther P. Morris and Donna I. Morris Revocable Living Trust dated November 19, 1994, and that he being authorized to do so in his capacity as Successor Trustee, executed the foregoing instrument for the purpose therein contained by signing on behalf of The Luther P. Morris and Donna I. Morris Revocable Living Trust dated November 19, 1994.

Witness my hand and official seal, this **29th** day of **June, 2012**

Tabatha Edwards
Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY