BILL GARRETT, Davidson County
Trans:T20120070706 DEEDWARR
Recvd: 09/19/12 14:36 2 pgs
Fees:13.00 Taxes:543.90

20120919-0085232

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1209**

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/31/2012**, by and between **Daniel Morrison and Janiece Morrison, husband and wife**, parties of the first part, and **Amy Blackman, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 2 on the plan of Stainback Place of record in Plat Book Instrument No., Page 20040916-0111749, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Morrison and Janiece Morrison, husband and wife, by deed dated June 30, 2006 from Eric Crafton and Miiko Crafton as Instrument No. 20060705-0079840, said Register's Office.

This conveyance is made subject to:

Parcel ID # **71-15-195**
☒ Improved OR
☐ Unimproved property located at: **1334 Stainback Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Daniel Morrison

BY Janiece Morrison
Attorney in fact

Janiece Morrison

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Janiece Morrison** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 31st day of August, 2012.

Notary Public

My Commission Expires: 5/16/13

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Janiece Morrison** to me known to the persons described in and who, upon oath, executed the foregoing instrument as the Attorney in Fact of Daniel Morrison, and acknowledged that she executed the same as the Attorney in Fact for Daniel Morrison for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this ~~31st~~ 4 Sept day of ~~August~~, 2012.

Notary Public

My Commission Expires: 5/16/13

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Owner's Name: **Amy Blackman**

and Address: **1334 Stainback Avenue, Nashville, TN 37207**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Republic State Mortgage Co.
2715 Bissonnet #102
Houston, TX 77005

State of Tennessee
County of Davidson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $147,000.00

Affiant

Subscribed and sorn to before me this 31 day of Aug
2012
Commission Expires: 7/4/15

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$147,000.00** which