(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120092136 DEEDWARR
Recvd: 12/03/12 14:55 2 pgs
Fees:13.00 Taxes:6475.00
20121203-0110994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,750,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher R. Morris	Same	
(NAME)	(NAME)	**Map 130**
3709 Trimble Road		
(ADDRESS)	(ADDRESS)	**Parcel 123.00**
Nashville, TN 37215		
(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, **GERALD A. RISK AND WIFE, JENNY S. RISK** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER R. MORRIS AND WIFE, WHITNEY MORRIS,** 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 the westerly 123 feet of Lot No. 12 on the unrecorded plan of Westhaven and more particularly described according to survey by R. L. Montoya Land Surveying, dated August 6, 1979, as follows:

Beginning at an iron pin in the southerly margin Trimble Road approximately 205 feet from the intersection of Estes Road and Trimble Road, said point also being the northeast corner of Lot No. 13, Westhaven, Section 1, as of record in Book 1130, page 7, said Register's Office, and in the northwest corner of this described tract; thence with the southerly margin of Trimble Road, South 82 degrees 05' 19" East 123.00 feet to an iron pin, said point being the northwest corner of the John J. Rotier property as of record in Book 4672, page 479, said Register's Office thence leaving the southerly margin of said road with the westerly property line of the Rotier property South 10 degrees 35' 21" West 336.00 feet to an iron pin, said point being in the northerly lot line of Lot 16 of the above mentioned recorded subdivision; thence with the northerly line of said lot North 81 degrees 38' 41" West 123.00 feet to an iron pin, said point being the southeast corner of Lot No. 14 of the above mentioned recorded subdivision; thence with the easterly lot line of Lots Nos. 14 and 13 North 10 degrees 35' 46" East 335.04 feet to the point of beginning.

Being the same property conveyed to Gerald A. Risk and wife, Jenny S. Risk by Warranty Deed from James M. Halloran and Michael J. Kioguardi, filed for record July 5, 2006 in Instrument No. 20060705-0080156, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: 2012 real property taxes have been paid, prorated and assumed by the grantee..

unimproved ☐

This is improved ☒ property, known as **3709 Trimble Road, Nashville, TN 37215**

(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 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, 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 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 November, 2012.

Gerald A. Risk,
by: Robert L Scruggs, Atty in Fact

Gerald A. Risk
By: Robert L. Scruggs, Attorney in Fact

Jenny S. Risk
by: Robert L Scruggs, Atty in Fact

Jenny S. Risk
By: Robert L. Scruggs, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of November, 2012, before me personally appeared, **Robert L. Scruggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf **Gerald A. Risk and Jenny S. Risk** and acknowledged that he executed the same as the free act and deed of **Gerald A. Risk and Jenny S. Risk.**

Witness my hand and official seal at Nashville, Tennessee this 29th day of November, 2012.

Commission expires:



Notary Public