WARRANTY DEED

G-ZR-12-1148

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF November, 2012

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

AURA B. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachael E. Ivie	New Owner (NAME)	
1148 Kirkland Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	72-7-68.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PAUL M. MORRIS AND WIFE, LAURA BLISS MORRIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RACHAEL E. IVIE, UNMARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, INGLEWOOD PLACE, RESUBDIVISION OF LOT 14, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20040726-0088979, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM PAUL MORRIS, UNMARRIED TO PAUL M. MORRIS AND WIFE, LAURA BLISS MORRIS AS RECORDED ON THE 20TH DAY OF JUNE, 2012 IN INSTRUMENT NO. 20120620-0054075 AND WARRANTY DEED FROM EDWIN R. FULCHER AND WIFE, ANNIE E. FULCHER TO PAUL MORRIS, UNMARRIED AS RECORDED ON THE 18TH DAY OF AUGUST, 2008 IN INSTRUMENT NO. 20080818-0084688, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20040726-0088979 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1148 Kirkland Avenue, Nashville, Tennessee 37216
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20120092742 DEEDWARR
Recvd: 12/05/12 08:48 2 pgs
Fees:13.00 Taxes:610.50
20121205-0111721

Witness my/our hand(s) this 16th day of November, 2012.

Paul M. Morris

Laura Bliss Morris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul M. Morris and Laura Bliss Morris, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of November, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
~~Rudy Title & Escrow, LLC~~
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067