BILL GARRETT, Davidson County
Trans:T20130035284 DEEDWARR
Recvd: 04/30/13 08:57 2 pgs
Fees:13.00 Taxes:1113.33
20130430-0042703

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **April, 2013**

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Keith Morris and Lindsey B. Morris	Churchill Mortgage	078A 027.00
(NAME) 6721 Currywood Drive	(NAME) 761 Old Hickory Blvd	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Brentwood TN 37027	
(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, **Deborah Sue Neill**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Randall Keith Morris and Lindsey B. Morris, husband and wife**, 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 number 41 on the Plan of West Meade Hills, Section 2, as of record in Book 2900, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Garland G. Neill and wife, Helen S. Neill by deed dated December 21, 1966 and recorded in Book 4088, page 250, said Register's Office. The said Garland G. Neill has since died (November 22, 2009) leaving Helen S. Neill as the sole owner. The said Helen S. Neill has also said died (December 18, 2011). Under the provisions of the Last Will and Testament of Helen S. Neill, the property was devised unto Deborah Sue Neill (Seventh Circuit Court [Probate Division] of Davidson County, Tennessee - Docket 12P798); Order recorded as Instrument 20120725-0065508, said Register's Office.

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 6721 Currywood Drive, Nashville, TN 37205

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 **26th** day of **April, 2013**

Deborah Sue Neill

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Deborah Sue Neill,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **April, 2013**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY