WARRANTY DEED

File #13073398

BILL GARRETT, Davidson County
Trans:T20130062800 DEEDWARR
Recvd: 07/23/13 15:47 2 pgs
Fees:13.00 Taxes:562.40

20130723-0076272

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JANIS LADAMS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thermavue Exteriors LLC	New Owner	83-1-312
(NAME)	(NAME)	
142 Bryan James Ln	142 Bryan James Ln	
(ADDRESS)	(ADDRESS)	
Portland TN 37148	Portland TN 37148	
(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, I/WE, **Harold F. Morris, Married, and Philip E. Dildine, Married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thermavue Exteriors LLC,** 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:

Being the easterly 1/2 of Lot No. 2 in E.T. Brown's Subdivision of The Sharpe Lands, of record in Book 332, Page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cash Home Buyers, Inc., by deed from Harold F. Morris and Philip E. Dildine, dated 04/04/2008, of record in Instrument No. 20080410-0036486, said Register's Office.

****This is neither the principal residence of the Grantors, nor their spouses, nor any dependents****

This conveyance is subject to: Taxes for the year 2013, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 332, Page 7, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **1300 Greenwood Ave, Nashville,TN,37206**

(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 12th day of July, 2013.

Harold F. Morris

Philip E. Dildine

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Harold Morris and Philip E. Dildine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of July, 2013.

Commission expires:

8/16/14

Notary Public

VANESSA E. ALLEN
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130