BILL GARRETT, Davidson County
Trans:T20130064044 DEEDWARR
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Fees:13.00 Taxes:514.30
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DO NOT PUBLISH

PREPARED BY:
LAW OFFICE OF C. DWIGHT HAWKS
P. O. BOX 630
HUMBOLDT, TN 38343
731-784-4781

WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of July, **2013**, between **KELLY S. MORRISON**, GRANTOR, and **DIANNE B. SPAIN, a single person**, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars (S10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEE, all of GRANTOR'S right, title and interest in the following described property lying and being in **Davidson** County of State of Tennessee, more particularly described as follows:

Parcel ID. 044 14 0 072.00

A certain tract or parcel located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the map of Rolling Green Subdivision, Section 1, as of record in Book 1424, Page 75, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a complete description of said lot.

Being the same property conveyed to Kelly S. Morrison by Quitclaim Deed dated January 26, 2006 and recorded in Instrument No. 20060202-0013277 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property as shown in Quitclaim Deed of record in Instrument No. 20060202-0013277, in the Register's Office of Davidson County, Tennessee.
2. All matters of record in Plat Book 1424, Page 75, in said Register's Office.
3. The 2013 County property taxes which shall be prorated between the parties according to their respective possessions during the year and assumed by the Grantees herein.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Kelly S Morrison

KELLY S. MORRISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **KELLY S. MORRISON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of July, 2013.

Notary Public

My Commission Expires: 3/31/14

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name/Address of Property Owner	Property Address	Person Responsible for Taxes:
Dianne B. Spain	1401 Donelson Ave	The Farmers & Merchants Bank
	Old Hickory, TN 37138	PO Box 285
		Dyer, TN 38330

STATE OF TENNESSEE
COUNTY OF Gibson

I hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred whichever is greater is $ 139,000.00 which amount is equal to or greater than the amount which the property or in property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public this 2nd day of July, 2013.

Notary Public

My Commission Expires: 3-18-17

JOCELYN L. BUNDY
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY