BILL GARRETT, Davidson County
Trans:T20130083323 DEEDWARR
Recvd: 09/26/13 12:33 3 pgs
Fees:18.00 Taxes:943.50



20130926-0101178

This document prepared by (and after recording return to):

Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **George T. Plaster,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Avaleen A. Morris and husband, David L. Reid,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 1, on the plan of Warner Glen Subdivision, of record in Plat Book 9700, Page 67, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to George T. Plaster, an unmarried man by Deed from James H. Jefferson, Jr. and wife, Lisa G. Jefferson, dated 01/17/2006 and filed for record on 01/23/2006 in Instrument 200601230008033, Register's Office for Davidson County, Tennessee.

Map & Parcel: 12915013000

This property is known as: **804 Percy Warner Blvd., Nashville, TN 37205-4002**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 17th day of September, 2013.

George T. Plaster

George T. Plaster, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George T. Plaster, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 12/17/13

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
Avaleen A. Morris & David L. Reid	NEW OWNER
804 Percy Warner Blvd.	
Nashville, TN 37205	

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$255,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 17th day of September, 2013.

Affiant

Seth Limbaugh
Type or Print Name

(Seal)

Notary Public

My commission expires:
April 12, 2015

KAREN McCALLA
Type or Print Name

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN