WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Ronnie W. Glover
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2013.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronnie W. Glover	Ronnie W. Glover	075-08-0-144.00,075-08-0-144.0
(NAME)	(NAME)	
2007 Woodcrest Circle	Same	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN. 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130104959 DEEDWARR
Recvd: 12/17/13 11:48 2 pgs
Fees:13.00 Taxes:351.50
20131217-0127330

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mary Ann Morehouse Smith and Mark Reginald Morehouse, heirs of the Estate of Mary Eileen Morehouse**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ronnie W. Glover**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 197, on the plan of Section 1, Highlands of Tulip Grove, as shown by plat appearing of record in Book 4675, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Reginald C. Morehouse and wife, Mary E. Morehouse by Warranty Deed dated 02/28/1984 from David Russell Smith and wife, Mary Ann Morehouse Smith of record in Book 6241, Page 903, Register's Office for Davidson County, Tennessee. Reginald C. Morehouse died on March 28, 1986, leaving Mary E. Morehouse the surviving tenant by the entirety. The said Mary E. Morehouse, also known as Mary Eileen Morehouse, died testate on 02/23/2013, devising subject property to Mary Ann Morehouse Smith and Mark Reginald Morehouse, as evidenced by The Last Will and Testament of Mary Eileen Morehouse, of record in File 13-P-748, in the Circuit Court Clerk's Office of Davidson County, Tennessee.

All matters as set forth per Book 4675, Page 26, said Register's Office.
Restrictive Covenants of record in Book 4793, Page 157, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 632 Dutchmans Drive, Hermitage, TN 37076
(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/or 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/or 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 13th day of December, 2013.

Mary Ann Morehouse Smith

Mark Reginald Morehouse

State of Tennessee
County of Wilson

Personally appeared before me Mary Ann Morehouse Smith and Mark Reginald Morehouse, 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 purposes therein contained.

WITNESS my hand and seal this 13th day of December, 2013.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122