BILL GARRETT, Davidson County
Trans:T20140032727 DEEDWARR
Recvd: 05/12/14 12:49 2 pgs
Fees:13.00 Taxes:333.00
20140512-0040441

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1102**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/01/2014,** by and between **Daniel B Masters and Rachel L Masters, husband and wife,** parties of the first part, and **Lisa Morrow,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 332 on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 332 which is a corner lot, fronts 119.40 feet on the southerly margin of Melpar Drive and fronts 128.90 feet on the easterly margin of Raywood Lane, said frontages being joined by a curve having a length of 41.40 feet, and extends back 76.50 feet on the southerly line and 121.00 feet on the easterly line to a point of intersection.

Being the same property conveyed to Daniel B. Masters and wife, Rachel L. Masters, by deed from Ethel M. Overby, unmarried, Joyce Temple and Dennis Temple and Lyn Graves, dated September 28, 2006, of record as Instrument No. 20061004-013373, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **147 16 0 101.00**
☒ Improved **4910 Raywood Lane, Nashville, TN 37211**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Daniel B Masters

Rachel L Masters

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Daniel B Masters and Rachel L Masters** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 1st day of May, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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Owner's Name: **Lisa Morrow**

and Address: **4910 Raywood Lane, Nashville, TN 37211**

Mail tax bills to: Owner
PO Box [illegible]
3474
Brentwood TN 37024

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$90,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 1st day of May, 2014..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY