BILL GARRETT, Davidson County
Trans:T20140046596 DEEDWARR
Recvd: 07/01/14 08:41 2 pgs
Fees:13.00 Taxes:407.00
20140701-0057436

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0142HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of June, 2014.

Notary Public
Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eric T. Miller 2829 Lower Walkers Creek Road Goodlettsville, TN 37072	OWNER	017-00-0-100.00

WARRANTY DEED

FOR AND IN 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,

Damon Todd Morrison and wife, Kathy Pendergrass Morrison

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric T. Miller

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:

A parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by E. P. Hall surveying Company dated May 14, 1984, described as follows:

BEGINNING at a stake in the northerly margin of Lower Walker's Creek Road, said stake being 25 feet at a right angle from center line of said road, Annie Dutton's southwest corner and the southeast corner of this land; thence with margin of said road South 80 degrees 35 minutes W 200 feet to an iron pin, corner of James J. Trotter; thence North 28 degrees 33 minutes W 673.67 feet to a three pronged walnut tree, corner of Trotter in the line of Hitt; thence North 56 degrees 08 minutes E 180.5 feet to a fence post, corner to Reagan; thence with a fence South 29 degrees 15 minutes E 756.50 feet to the POINT OF BEGINNING.

BEING the same property conveyed to Damon Todd Morrison and wife, Kathy Pendergrass Morrison by Warranty Deed from Raymond J. Barber, a single man, dated 11/14/92 and recorded 11/17/92 in Book 8788, Page 89, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2829 Lower Walkers Creek Road, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of June, 2014.

Damon Todd Morrison

Kathy Pendergrass Morrison

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Damon Todd Morrison and wife, Kathy Pendergrass Morrison** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 27th day of June, 2014.

Notary Public
My Commission Expires: 10-28-2015

(Notary Seal)