BILL GARRETT, Davidson County
Trans:T20140049175 DEEDWARR
Recvd: 07/10/14 09:58 2 pgs
Fees:13.00 Taxes:1332.93
20140710-0060705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 360,250.00

Affiant

Subscribed and sworn to before me, this 7th day of July, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ELIZABETH A. BARONE	**NEW OWNER**	**07207002500**
1306 SHELTON AVENUE		
NASHVILLE, TN 37216		

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 ACKNOWLEDGE, WE,

BENJAMIN H. MORTON and M. ELIZABETH MORTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELIZABETH A. BARONE, AN UNMARRIED WOMAN

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY PART OF LOT NO. 16 ON THE PLAN OF THE SUBDIVISION OF PART OF THE MORA SHARPE LAND AS OF RECORD IN BOOK 547, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

BEGINNING AT THE COMMON CORNER OF LOT NO. 15 AND LOT NO. 16 ON THE SOUTHERLY MARGIN OF SHELTON AVENUE EXTENDED; RUNNING THENCE SOUTHEASTWARDLY WITH THE SOUTHERLY MARGIN OF SAID AVENUE, 50 FEET TO A STAKE; THENCE IN A SOUTHERLY DIRECTION 287 FEET TO A STAKE; THENCE WESTWARDLY 75.70 FEET TO A STAKE WHICH IS THE COMMON CORNER OF SAID LOT NO. 15 AND LOT NO. 16 IN THE SAID SUBDIVISION; THENCE NORTHWARDLY, WITH THE LINE BETWEEN SAID LOT NO. 15 AND LOT NO. 16, 327 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN H. MORTON and M. ELIZABETH MORTON, husband and wife, BY WARRANTY DEED FROM MICHELE L. KNAUS, F/K/A MICHELE L. WATKINS AND CHRISTOPHER M. KNAUS, WIFE AND HUSBAND, DATED 03/31/2006 AND RECORDED ON 04/18/2006 IN INSTRUMENT NUMBER 20060418-0044020, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $236,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1306 SHELTON AVENUE, NASHVILLE, TN 37216.

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 do 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 in 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 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 my/our hand(s) this 7th day of July, 2014.

BENJAMIN H. MORTON

M. ELIZABETH MORTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BENJAMIN H. MORTON and M. ELIZABETH MORTON, the within named Grantor(s), 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, at office, this 7th day of July, 2014.

Notary Public

My Commission Expires: 5/3/2016

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016