WARRANTY DEED

File #14206

Return to:
Realty Title
206A Cool Springs Blvd
Suite 106
Franklin TN 37067

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew D. Barnes	Regna Bank	-17107004600
(NAME)	(NAME)	
5717 Cloverwood Drive	6525 Quail Hollow Rd Suite 300	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Memphis TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Johnston S. Morrison, Jr. and Jamie S. Morrison, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew D. Barnes and Melissa I. Barnes, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 28 on the Plan of Resubdivision of Lots 27 & 28 of Section 4 of Cloverland Acres of record in Plat Book 4715, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnston S. Morrison, Jr. and Jamie S. Morrison by deed from Ann McElroy and husband, Steven N. McElroy of record in Instrument No. 20031009-0149866 Register's Office for Davidson County, Tennessee, dated October 01, 2003 and recorded on October 09, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been paid and pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Plat Book 4715, Page 117; Restrictions of record in Book 4720, Page 355, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5717 Cloverwood Drive, Brentwood, TN 37027

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

BILL GARRETT, Davidson County
Trans:T20140087480 DEEDWARR
Recvd: 11/20/14 10:59 2 pgs
Fees:13.00 Taxes:1535.50
20141120-0106995

Witness my hand this 18th day of November, 2014.

Johnston S. Morrison, Jr.

Jamie S. Morrison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Johnston S. Morrison, Jr. and Jamie S. Morrison,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2014.

My commission expires: 9-5-2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

~~RETURN RECORDED DOCUMENTS TO:~~

~~American Title and Escrow Service, LLC~~
~~7101 Sharondale Ct. Ste. 200~~
~~Brentwood, TN 37027~~