(1)

PLEASE RETURN TO:
WAR- NTY TITLE INS
185 IN AN LAKE BLV
HEND ERSONVILLE, T

WARRANTY DEED

COURTNEY K. BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-23-2018

PLEASE RETURN TO:
RANTY TITLE INS CO.
INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Connie L. Dumbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2014.

Courtney K. Benjamin
Notary Public

MY COMMISSION EXPIRES: 10/23/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20140095558 DEEDWARR
Recvd: 12/22/14 11:02 2 pgs
Fees:13.00 Taxes:351.50
20141222-0116801

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anca Ifrim and spouse, Adrian Ifrim	Anca Ifrim	04309011800
(NAME)	(NAME)	
104 Cresthaven Ct.	104 Cresthaven Ct.	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(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, WE, MARK D. MORRIS AND WIFE, KELLEY MORRIS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANCA IFRIM AND HUSBAND, ADRIAN IFRIM, 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 northerly 80 feet of Lot No. 4 of Block "E" on the Plan of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 80 feet on the westerly side of Delaware Avenue and extends back between parallel lines 200 feet to a line in the rear.

Being the same property conveyed to Mark D. Morris and wife, Kelley Morris by Warranty Deed from Margrett L. Coburn a/k/a Margrett Hesson and husband, William Hesson dated September 8, 1999 and recorded in Book 11658, Page 374 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF WOODLAWN ESTATES, BLOCK "E" OF RECORD IN BOOK 843, PAGE 82, SAID REGISTER'S OFFICE AND SUBJECT TO SEWER EASEMENT OF RECORD IN BOOK 4758, PAGE 97, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 619 Delaware Avenue, Madison, TN 37115
(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.

Witness our hands this 19th day of December, 2014.

Mark D. Morris

Kelley Morris

STATE OF TENNESSEE

COUNTY OF Davidson

* wife,

On this 19th day of December, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark D. Morris and Kelley Morris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115