Return To: 14-0591
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$136,199.00.**<br><br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **December 30, 2014.**<br><br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |
|---|---|

BILL GARRETT, Davidson County
Trans:T20150001489 DEEDWARR
Recvd: 01/07/15 12:54 2 pgs
Fees:13.00 Taxes:503.94
20150107-0001770

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES:

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0591**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **James J. Morrow** | **Regions Bank d/b/a Regions Mortgage** | **053 16 0 201.00** |
| (NAME)<br>**320 Pitts Avenue** | (NAME)<br>**2050 Parkway Office Circle** | |
| (ADDRESS)<br>**Old Hickory,TN 37138** | (ADDRESS)<br>**Birmingham, AL 35244** | |
| (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, **Clarissa Nevarez, and husband Eduardo Mazariegos** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James J. Morrow and Allison E. Morrow, husband and wife,** 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 Lot No. 3 on the Plan of Lois & Hallie Woodard Subdivision, Lakewood, Tennessee, of record in Plat Book 8250, Page 328, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clarissa Nevarez, married, by Warranty Deed from Dunklin Murrey, unmarried, recorded June 2, 2004 in Instrument Number 20040602-0064654, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **320 Pitts Avenue, Old Hickory, TN 37138**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the ~~30th~~ day of **December, 2014**.

Clarissa Nevarez

Eduardo Mazariegos

STATE OF **TENNESSEE**
COUNTY OF ~~Davidson~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Clarissa Nevarez and Eduardo Mazariegos**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **30th** day of **December, 2014**.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES:
3-7-16