Return To
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

WARRANTY DEED

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/2/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Janiece Morrison and Daniel Morrison, Wife and Husband	Same	061 08 0 140.00
(NAME)	(NAME)	
4611 Medora Street		
(ADDRESS)	(ADDRESS)	
Nashville 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars ($259,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Iisha M. Lemming, Unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Janiece Morrison and Daniel Morrison, Wife and Husband**, 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 Number 6 on the Map of Mrs. A.J. McGaugheys Subdivision of Tract No. 2, Second Haysboro Subdivision, as of record in Book 843, Page 71, Register's Office For Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description.

Being the same property conveyed to Iisha M. Lemming, unmarried by Warranty Deed from Heather Coburn, unmarried dated April 08, 2009 and recorded April 20, 2009 in Instrument No. 20090420-0035322, in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-150081

BILL GARRETT, Davidson County
Trans:T20150009855 DEEDWARR
Recvd: 02/09/15 10:21 2 pgs
Fees:13.00 Taxes:961.63
20150209-0011734

unimproved ☐

This is improved ☒ property, known as 4611 Medora Street, 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, has 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 6th day of February, 2015.

lisha M. Lemming

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.lisha M. Lemmingthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of February, 2015.

Notary Public

My Commission Expires: 9/10/18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-150081