WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115
with information furnished by the parties hereto and without the benefit of a title search or an examination of title

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicole Formato	Nicole Formato	06513002400
(NAME)	(NAME)	
195 Victoria Arms Circle	195 Victoria Arms Circle	
(ADDRESS)	(ADDRESS)	
Kunkletown, PA 18058	Kunkletown, PA 18058	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150012812 DEEDWARR
Recvd: 02/23/15 09:15 2 pgs
Fees: 13.00 Taxes: 555.00
20150223-0015103

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KELLEY M. MORRIS AND HUSBAND, MARK MORRIS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NICOLE FORMATO, HEREINAFTER CALLED THE GRANTEE, HER 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. 15 on the Plan of Sherwood Forest, Section 1, of record in Book 4175, Page 153, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 75.0 feet on the easterly margin of Big Horn Drive and runs back 236.40 feet on the south side line; 247.0 feet on the north side line and measures 75.78 feet across the rear lot line.

Being the same property conveyed to Kelly M. Morris and Mark Morris by Quitclaim Deed from Kelly M. Morris and Melissa R. Shaffer, which deed is dated August 17, 2012 and recorded as Instrument No. 20120821-0074967 in the Register's Office for Davidson County, Tennessee. Prior deed is a conveyance to Kelly M. Morris and Melissa R. Shaffer by Executor's Deed from Melissa Renee Shaffer as Executor of the Estate of John Paul Shaffer, deceased, Melissa R. Shaffer, Kelley M. Morris and Tina J. Marvel as the heirs-at-law of John Paul Shaffer and as beneficiaries of the Estate of John Paul Shaffer, which deed was recorded on September 14, 2009 as Instrument No. 20090914-0085415 in the Register's Office for Davidson County, Tennessee.

THE PROPERTY DESCRIPTION ABOVE IS COPIED FROM QUITCLAIM DEED REFERENCED ABOVE.

THIS CONVEYANCE IS SUBJECT TO ANY MATTERS THAT A TITLE SEARCH AND EXAMINATION OF TITLE WOULD DISCLOSE, INCLUDING, BUT NOT LIMITED TO MATTERS SET FORTH ON THE PLAN OF SHERWOOD FOREST, SECTION 1, OF RECORD IN BOOK 4175, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, UNPAID PROPERTY TAXES, IF ANY, RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD, IF ANY.

unimproved ☐

This is improved ☑ property, known as 4861 Big Horn Drive, Old Hickory, TN 37138
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 13th day of February, 2015.

Kelley M. Morris

Mark Morris

STATE OF TENNESSEE

COUNTY OF DAVIDSON

* spouse

On this 13th day of February, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kelley M. Morris and Mark 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:
1-9-16

Notary Public,

Return To:

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

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY