BILL GARRETT, Davidson County
Trans:T20150017304 DEEDWARR
Recvd: 03/10/15 13:04 2 pgs
Fees:13.00 Taxes:947.20
20150310-0020423

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, NOE, NEWCOMB & MORGAN
An Association of Attorneys
102 Frey St, PO Box 82
Ashland City, TN 37015

Abagail ~~Hodge~~ Hinton

TO: Joseph W. Morris and wife,
Joyce A. Morris
7454 Huntwick Trail
Nashville, TN 37221

MAP & PARCEL:
155-03-0B-026.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Abagail (Hodge) Hinton, Grantor herein; have bargained and sold and by these presents do convey unto Joseph W. Morris and wife, Joyce A. Morris, Grantees herein, their successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of River Park Estates, of record in Plat Book 6250, Page 658, as corrected by Surveyor's Certificate of Correction of record in Book 6785, page 427, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Abagail Hodge from Fannie Mae A/K/A Federal National Mortgage Association of record at Instrument No. .20110216-0013117, Register's Office of Davidson County, Tennessee. Abagail Hodge is one and the same as Abagail Hodge Hinton and Abagail Hinton.
>
> This conveyance is subject to the lien of 2015 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 3rd day of March, 2015.

Abagail Hinton
Abagail Hodge Hinton
Abagail (Hodge) Hinton

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Abagail Hodge Hinton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 3rd day of March, 2015.

NOTARY PUBLIC

My commission expires: 7/25/17

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $256,000.00.

Affiant

SWORN to and subscribed before me,

this the 3rd day of March, 2015.

NOTARY PUBLIC

My commission expires: 7/25/17

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY