WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150021249 DEEDWARR
Recvd: 03/24/15 09:18 2 pgs
Fees:13.00 Taxes:129.50
20150324-0025083

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(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

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
Mark Morris and wife, Kelley Morris	Mark Morris	04409002800
(NAME)	(NAME)	
6509 Lickton Pike	6509 Lickton Pike	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, Robert D. Cowherd and wife, Barbara Cowlherd, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Morris and wife, Kelley Morris, 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 a part of Lot No. 238 on the unrecorded map of Rayon City, Old Hickory, Tennessee for said County, described according to a survey by John Wilkes, Civil Engineer, dated July 30, 1928.
Said part of Lot No. 238 is the westerly 40 feet of said Lot and fronts 40 feet on the southerly side of Rayon Drive, and runs back 154.7 feet on the easterly line and 162.9 feet on the westerly line and measures 40.6 feet thereon. (DEED REFERENCED BELOW EXPRESSLY NOTED THAT TEN FEET OF THE EASTERLY SIDE OF LOT NO. 238 WAS NOT A PART OF SAID CONVEYANCE)

Being the same property conveyed to Ronnie D. Cowherd and wife, Barbara Cowherd by Warranty Deed from Geary E. Searcy and wife, Elizabeth C. Searcy which deed is of record in Book 5098, Page 563, in the Register's Office for Davidson Count, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS AND SUBJECT TO ANY MATTERS SET FORTH ON A SURVEY BY JOHN WILKES, CIVIL ENGINEER, DATED JULY 30, 1928, AND FURTHER SUBJECT TO EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE IN BOOK 9377, PAGE 248, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 201 Rayon 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 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 23rd day of March, 2015.

Ronnie D. Cowherd

Barbara Cowherd

STATE OF TENNESSEE

COUNTY OF Davidson

* wife,

On this 23rd day of March, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronnie D. Cowherd and Barbara Cowherd**, 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,

Return To:

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

