WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/15 15:45 2 pgs
Fees:13.00 Taxes:851.00
20150331-0027903

15-03-003

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of March, 2015

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
EDITH E. CLOYD	SWBC MORTGAGE CORPORATION	061-12-0
(NAME) 1210 Kenwood Drive	(NAME) 9311 San Pedro, Ste 125	011.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MICHAEL D. MORELLO, MARRIED, AND KAY M. BARRICK, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EDITH E. CLOYD, A SINGLE WOMAN**, hereinafter called the Grantee(s), 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 Nos. 7 and 8 of block "F" on the plan of Jackson Park, Section No. 2, as of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lots Nos. 7 and 8 front together 120 feet on the southerly side of Kenwood Drive and run back 182 feet 6 inches on the westerly line and 141 feet on the easterly line to a dead line, measuring 110 feet thereon.

BEING all the same property conveyed to KAY M. BARRICK AND MICHAEL D. MORELLO, by Quit Claim Deed from FRANK H. DUNKLIN AND WIFE, KATHERINE S. DUNKLIN, of record in Instrument No. 20020116-006747, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants that "only one residence may be built on these lots", of record in Book 1733, Page 17, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT property is not now nor ever has been the principal place of residence of the Grantors herein.

BEING unimproved ☐
Improved ☒ property known as: **1210 Kenwood Drive, Nashville, TN, 37216.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 30th day of March, 2015.

MICHAEL D. MORELLO, MARRIED

KAY M. BARRICK, MARRIED

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL D. MORELLO, MARRIED, AND KAY M. BARRICK, MARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2015.

My Commission Expires: 07/02/18

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON