BILL GARRETT, Davidson County
Trans:T20150026949 DEEDWARR
Recvd: 04/10/15 13:26 3 pgs
Fees:18.00 Taxes:1369.00
20150410-0031745

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 1502312

BRITTANY GOINS
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: $370,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2015.

Notary Public
My Commission Expires: 4-17-17

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harold Johnson 806 Halcyon Ave Nashville TN 37204	New Owner	Tax Parcel ID No. 118-1-414.00

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 of which is hereby acknowledged, **Constance Bowers Morris, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harold G. Johnson**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the East half of Lot No. 6 and the West 10 feet of Lot No. 7 on the map of Dodd and Woodard's Subdivision, as of record in Book 332, Page 132, Register's Office for said County.

Said parts of said Lot Nos. 6 and 7 adjoin and front together 60 feet on the North side of Halcyon Avenue, extended and run back between lines 166 feet, more or less, on the East line and 162 1/2 feet, more or less, on the West line, to a dead line in the rear on which they measure 60 feet, more or less.

Being the same property conveyed by Quitclaim Deed from Jerry Bowers to Constance Bowers Morris, as recorded on the 10th day of July, 1998 in Deed Book 11015, Page 894; Quitclaim Deed from Aileen D. Bowers to Constance Bowers Morris and Jerry Bowers, as recorded on the 24th day of May, 1995 in Deed Book 9680, Page 211 and Warranty Deed from Mary P. McRae Keith to Arthur H. Bowers and wife, Ailene Bowers, as recorded on the 6th day of June, 1966 in Deed Book 4023, Page 338, in the Register's Office of Davidson County, Tennessee.

An alley (right of way) is of record along the rear line of the property. This alley has been abandoned and as such reverts to each of the respective owners along the midline of the alley. Therefore the boundary of the property is increased by an addition 7.5 feet approximately on each side, resulting in a new rear line of the property which is approximately 7.5 further from the front of the property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 132.

This is improved property located at 806 Halcyon Ave Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of April, 2015.

Constance Bowers Morris

Constance Bowers Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Constance Bowers Morris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018