WARRANTY DEED

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

SANDY BALENT
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 $96,000.00

Kelley Morris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2015.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

BILL GARRETT, Davidson County
Trans: T20150037437 DEEDWARR
Recvd: 05/14/15 09:34 2 pgs
Fees: 13.00 Taxes: 355.20
20150514-0044287

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Etta D. Dorang	SWBC Mortgage Corporation	04305009400
(NAME)	(NAME)	
705 Bixler Ave	213 Overlook Circle, Ste. A-4	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Mark Morris and Kelley Morris, as husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Etta D. Dorang, an unmarried person, 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:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, described as follows, to-wit:
Being the northerly one-half of Lot No. 11, Block "D" on the Map of Crestview Estates, as of record in Book 843, Page 81, Register's Office for Davidson County, Tennessee, described as follows:

Said northerly one-half of Lot No. 11 fronts 50.5 feet on the westerly side of Bixler Avenue and runs back between parallel lines, 192.5 feet to a dead line.

Being the same property conveyed to Mark Morris and wife, Kelley Morris by Warranty Deed from Kenneth Lee Knight which deed is dated September 12, 2014 and recorded as Instrument No. 20140915-0084059, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Joe Q. Knight and Kenneth Lee Knight as tenants in common with rights of survivorship by Quitclaim Deed from Joe Q. Knight which deed is dated May 11, 2010 and recorded as Instrument No. 20100524-0040013 in the Register's Office for Davidson County, Tennessee. The said Joe Q. Knight having died on November 20, 2013.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENT, SETBACK LINES AND ALL MATTERS AS SET FORTH ON THE PLAN OF CRESTVIEW ESTATES, BLOCK "D" OF RECORD IN PLAT BOOK 843, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS NAMED HEREIN****

unimproved ☐

This is improved ☑ property, known as 705 Bixler Ave., Madison, TN 37115
(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 12th day of May, 2015.

Mark Morris

Kelley Morris

STATE OF TENNESSEE

Husband and Wife

COUNTY OF DAVIDSON

On this 12th day of May, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Morris and Kelley 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,

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

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