BILL GARRETT, Davidson County
Trans:T20150044946 DEEDWARR
Recvd: 06/08/15 14:33 2 pgs
Fees:13.00 Taxes:2956.30
20150608-0053647

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1106

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael A. Morse and wife, Jillian B. Morse**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shaila Menees and James Menees, Wife and Husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots Nos. 20, 21, 22, 23 of Block "A" of the Woodmont Boulevard Tract and described according to a copy of a survey thereof made March 1, 1941, by A.J. Wilkinson, Surveyor, as follows:

Beginning at a point in the west margin of Foxhall Road, at the corner of Lots Nos. 23 and 24; said point being 105 feet north of the north margin of Wimbledon Road; thence with the line between lots Nos. 23 and 24, westerly 151.7 feet to a point; thence northerly 100 feet to the corner of Lots Nos. 19 and 20; thence with the line between said lots, easterly 152.5 feet to the west margin of Foxhall Road; thence with the margin of the same, southerly 100 point of beginning.

Being the same property conveyed to Michael A. Morse and wife, Jillian B. Morse by Warranty Deed from Todd J. Meredith and wife, Karen S. Meredith, dated September 30, 2013, of record as Instrument No. 20131001-0102871, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3505 Foxhall Road, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of June, 2015.

Michael A. Morse

Jillian B. Morse

State of Tennessee)
County of Davidson)

On this 1st day of June, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael A. Morse and Jillian B. Morse, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 799,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of June, 2015.

Notary Public

My Commission Expires: _____

J. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
James Menees 3505 Foxhall Road Nashville, TN 37205	OWNER	117-05.115.00