| Davidson County | DEEDWARR |
|---|---|
| Recvd: 06/19/15 08:06 | 2 pgs |
| Fees:13.00 Taxes:924.63 | |
| **20150619-0058557** | |

152092

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF<br><br>The actual consideration or value, whichever is greater, for this transfer is 249,900.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 15th day of June, 2015.<br><br>Notary Public<br><br>My commission expires: 5/20/17 |

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Paul Nelson**<br>**Mary Lynn Nelson** | **ARK-LA-TEX FINANCIAL SERVICES, LLC** | **172150A00100CO** |
| **2837 Call Hill Road** | **5160 TENNYSON PKWY, SUITE 2000 W** | |
| **Nashville, TN 37211** | **PLANTO, TX 75024** | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Michael Morris and Wendy Morris, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Paul Nelson and Mary Lynn Nelson, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One, Holt Woods, of record in Book 7900, Pages 878-879, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Michael Morris and wife, Wendy Morris, by deed from Charles H. Hoffman and wife, Telisha K. Hoffman, dated 5/25/01 of record in Instrument No. 200106060059548, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2837 Call Hill Road, Nashville, TN 37211.

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 in 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 my/our hand(s) this 15th day of June, 2015.

Michael Morris by Erica Allyn, as attorney in fact

Michael Morris by Erica Allyn, as Attorney in Fact

Wendy Morris by Erica Allyn, as attorney in fact

Wendy Morris by Erica Allyn, as Attorney in Fact

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **ERICA ALLYN** to me known to be the person who executed the foregoing instrument in behalf of **MICHAEL MORRIS as his** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **MICHAEL MORRIS.**

Witness my hand, at office, this 15th day of June, 2015.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **ERICA ALLYN** to me known to be the person who executed the foregoing instrument in behalf of **WENDY MORRIS as her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **WENDY MORRIS.**

Witness my hand, at office, this 15th day of June, 2015.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018