#9680

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$133,000.00~~

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lee C. Travioli Natalie Travioli	new owner	07507028500
(NAME)	(NAME)	
5758 Cloverhill Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bart Morris,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lee C. Travioli and Natalie Travioli,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 9 on the Revision of Lots 5, 9, 15, 19, 22, 26, 28, 36, 44, 47, 63, 66, 70, 78 and 102, Rachel's Square, Section One and Two, of record in Plat Book 6250, Page 543, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bart Morris, unmarried, by deed of record in Instrument No. 20050810-0094950 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Bart Morris by Karen Hoff as his Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20150701-0063513, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 309 - 311 Rachels Court E, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150052914 DEEDWARR
Recvd: 07/01/15 10:02 2 pgs
Fees:13.00 Taxes:492.10
20150701-0063514

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 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 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 hands this 30th day of June, 2015.

Bart Morris by Karen Hoff his Attorney in Fact

Bart Morris by Karen Hoff, his attorney in fact

State of Tennessee
County of Williamson

On this the 30th day of June, 2015, before me personally appeared Karen Hoff, the person who executed the foregoing instrument on behalf of Bart Morris and who acknowledged that she executed the same as the free act and deed of the said Bart Morris, through Power of Attorney granted her by the said Bart Morris.

Notary Public
My Commission Expires:

File No.: 9680

KASEY KELCHNER
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RUTHERFORD COUNTY
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