BILL GARRETT, Davidson County
Trans:T20150053094 DEEDWARR
Recvd: 07/01/15 12:59 2 pgs
Fees:13.00 Taxes:1009.73

20150701-0063720

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
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
Charles D. Workman	USAA Federal Savings Bank	087-01-0-005.00
(NAME)	(NAME)	
4116 New Hope Meadow Road	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio TX 76288	
(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, We, **Joe Hardy Morris and Kimberly C. Morris , husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles D. Workman and Dawn Workman, husband and wife,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 5, New Hope Meadows, Phase I, First Revision, of record in Plat Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Joe Hardy Morris and wife, Kimberly C. Morris, by Warranty Deed from Mark T. Hale and Cynthia L. Anderson dated 3/12/99 and recorded in Book 11388, Page 870, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 4116 New Hope Meadow Road, Hermitage, TN 37076
(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 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 29th day of June, 2015.

Joe Hardy Morris

Kimberly C. Morris

State of Tennessee
County of Davidson

Personally appeared before me Joe Hardy Morris and Kimberly C. Morris, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2015.

Notary Public
My Commission Expires: _____

File No.: 9669

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