BILL GARRETT, Davidson County
Trans:T20150058097 DEEDWARR
Recvd: 07/16/15 16:03 2 pgs
Fees:13.00 Taxes:647.50
20150716-0069774

FROM: Gilbert Newman
TO: Morrow Properties, LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Morrow Properties, LLC 102 Woodmont Boulevard, Suite 244 Brentwood, Tennessee 37205	(Same)	Map 91-6 Parcel 17

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, J. Steven Kirkham, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2015.

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Expires: 5/6/19

GENERAL 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 considerations, the receipt and sufficiency of which are hereby acknowledged, Gilbert Newman, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Morrow Properties, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors 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 Lot No. 7 of Block No. 3 on the Plan of the extension of Cherokee Park, not of record, described as follows:

Beginning in the northerly margin of Morrow Road, at a point 150 feet west of the westerly margin of 60th Avenue, North, formerly 19th Street; thence with the northerly margin of said road, westwardly 50 feet; thence with the northwardly and parallel with the westerly margin of 60th Avenue, North, 150 feet to the southerly margin of an alley; thence with said alley, eastwardly 50 feet; thence southwardly 150 feet to the point of beginning.

Being the same property conveyed to Gilbert R. Newman by deed from WM Specialty Mortgage, LLC, to Gilbert R. Newman and wife, Mary Pannell, of record as Instrument No. 20040217-0017859, Register's Office for Davidson County, Tennessee, and by deed from Mary Pannell aka Mary Newman, of record as Instrument No. 20060309-0027826, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2015 Metro Nashville Davidson County Taxes, which have been prorated.

2. Restrictive covenant relating to detached structure set forth in Book 9489, pages 283 and 284, and Instrument No. 20040312-0028553, said Register's Office.

This is improved property known as 6006 Morrow Road, Nashville, Tennessee 37209.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 16th day of July, 2015.

Gilbert Newman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert Newman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16th day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.