WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Morris and Kelley Morris	Mark Morris	01700004000
(NAME)	(NAME)	
6509 Lickton Pike	6509 Lickton Pike	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Freda F. Seals and Jacqueline L. Payne, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Morris and Kelley Morris, Husband and Wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Lying in the Tenth Civil District and on the North side of Lickton Pike, formerly known as Walker's Creek Road, and more particularly described as follows:

BEGINNING at a point in the north margin of Lickton Pike, which point is 81 feet East of the southwest corner of a tract of land owned by Joseph E. Johnson, a deed to which is of record in Book 1236, Page 389, Register's Office for Davidson County, Tennessee; running thence 80 feet easterly along the north margin of the said Lickton Pike and running back 175 feet on the east and west boundary lines of this tract, parallel with the west boundary line of the Johnson property described above.

Being the same property conveyed to Freda F. Seals and Jacqueline L. Payne as tenants in common, each owning a one-half (1/2) undivided interest from Dorris Johnson Ferrell, an unmarried woman, who retained a life estate by Quitclaim Deed dated May 29, 2009 of record in Instrument No. 20090528-0049136, Register's Office for Davidson County, Tennessee. The said Dorris Johnson Ferrell having since died on October 29, 2014.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUSEQUENT YEARS; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is NOT the principal residence of the Grantors named herein****

BILL GARRETT, Davidson County
Trans:T20150058212 DEEDWARR
Recvd: 07/17/15 09:45 2 pgs
Fees:13.00 Taxes:194.25
20150717-0069910

unimproved ☐

This is improved ☑ property, known as 6126 Lickton Pike, Goodlettsville, TN 37072

(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 our hands this 16th day of July, 2015.

Freda F. Seals

Jacqueline L. Payne

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of July, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Freda F. Seals and Jacqueline L. Payne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY