BILL GARRETT, Davidson County
Trans:T20150059826 DEEDWARR
Recvd: 07/22/15 13:29 2 pgs
Fees:13.00 Taxes:740.00
20150722-0071870

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF JULY 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meghan Kelly, unmarried	Farmington Mortgage, a Division of CapStar Bank	08315006000
	(NAME)	
2815 Paden Drive	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we The Estate of Theron F. Morris, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Meghan Kelly, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 15TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT 85 ON THE PLAN OF FORTLAND PARK, SECTION I, ADDITION I, OF RECORD IN BOOK 2854, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 85 FRONTS 79.5 FEET ON THE SOUTHERLY SIDE OF PADEN DRIVE AND RUNS BACK BETWEEN LINES 151.9 FEET TO THE EASTERLY SIDE AND 150.0 FEET ON THE WESTERLY SIDE TO A DEED IN THE REAR ON WHICH IT MEASURES 79.55 FEET.

BEING THE SAME PROPERTY CONVEYED TO THERON F. MORRIS AND WIFE, LUELLA MORRIS BY WARRANTY DEED FROM SD HARRISON CO., INC., A TENNESSEE CORPORATION, DATED OCTOBER 10, 1960 AND FILED OF RECORD IN BOOK 3136, PAGE 27, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND FURTHER CONVEYED TO THERON F. MORRIS AND SPOUSE LUELLA C. MORRIS BY DEED FROM THERON F. MORRIS AND SPOUSE LUELLA C. MORRIS OF RECORD IN BOOK 8392, PAGE 587, SAID REGISTER'S OFFICE. LUELLA C. MORRIS HAVING PREDECEASED THERON F. MORRIS AKA THERON FREY MORRIS. THERON FREY MORRIS HAVING DIED TESTATE AS EVIDENCED BY PROBATE FILE 10P1676, PROBATE COURT CLERKS OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ELAINE MORRIS EXECUTES THIS INSTRUMENT AS PERSONAL REPRESENTATIVE PURSUANT TO AGREED ORDER RESOLVING PETITION TO SET UP LOST WILL, CASE #10P-1676, IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION. THE SAID ELAINE MORRIS IS ONE AND THE SAME AS BERNICE ELAINE MORRIS.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 2815 Paden Drive, Nashville, TN 37206
(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

WARRANTY DEED
(Continued)

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 16th day of July, 2015.

Elaine Morris - Personal Representative
Elaine Morris, Personal Representative

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elaine Morris, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of July, 2015.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072