BILL GARRETT, Davidson County
Trans: T20150062692 DEEDWARR
Recvd: 07/30/15 12:08 5 pgs
Fees: 28.00 Taxes: 814.00
20150730-0075223

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$220,000.00** (Two Hundred Twenty Thousand).

Annette Edgin
AFFIANT

Subscribed to and sworn before me this 30th day of July, 2015.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC MY COMMISSION EXPIRES: Commission Expires OCT. 18, 2016

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Annette Edgin 218 Linda Lane Madison, TN 37115		04215008800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELSA S. MORRIS, TRUSTEE OF THE MARITAL TRUST ESTABLISHED PURSUANT TO ITEM IV OF THE MORRIS FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 29, 1995,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ANNETTE EDGIN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

All that certain parcel of land lying and being situated in the County of Davidson, State of Tennessee to wit:

Being Lot No. 16 on the Map of Blair Heights, Section Two, as of record in Book 2133, Page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 160 feet on the west side of Linda Lane and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Elsa S. Morris, Trustee of the Marital Trust established to Item IV of the Morris Family Revocable Living Trust Agreement date March 29, 1995, by deed from Elsa S. Morris, single, of record in Instrument #20130125-0008268 dated 01/22/2013 and recorded 01/25/2013 and deed of correction recorded in Instrument #20130508-0046242, dated 05/07/2013 and recorded 05/08/2013, Register's Office for Davidson County, Tennessee. Elsa S. Morris, Trustee having since resigned and appointed Wayne E. Morris, Peggy Morris Campbell and Stephen S. Morris as Co-Trustees as reflected in Exhibit "A-Resignation of Trustee and Appointment of Successor Trustee".

Also being known as 218 Linda Lane, Madison, Tennessee, 37115

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **218 LINDA LANE** **MADISON, TN 37115**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2015073949

WITNESS, this 30th day of July, 2015

Elsa S. Morris, Trustee of the Marital Trust established pursuant to Item IV of the Morris Family Revocable Living Trust Agreement dated March 29, 1995

BY: Wayne E. Morris, Co-Trustee
Wayne E. Morris, Co-Trustee

BY: Peggy Morris Campbell, Co-Trustee
Peggy Morris Campbell, Co-Trustee

BY: Stephen S. Morris, Co-Trustee
Stephen S. Morris, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of July, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Wayne E. Morris, Peggy Morris Campbell and Stephen S. Morris, Co-Trustees** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged themselves as **Co-Trustees of The Elsa S. Morris, Trustee of the Marital Trust established pursuant to Item IV of the Morris Family Revocable Living Trust Agreement dated March 29, 1995**, and in their capacity as such Co-Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of July, 2015.

Notary Public

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires: My Commission Expires OCT. 18, 2016

Wayne E. Morris, Individually

Peggy Morris Campbell, Individuallly

Stephen S. Morris, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of July, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Wayne E. Morris, Peggy Morris Campbell and Stephen S. Morris** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of July, 2015.

Notary Public

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires: My Commission Expires OCT. 18, 2016

EXHIBIT "A"

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

MARITAL TRUST ESTABLISHED UNDER ITEM IV OF THE MORRIS FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 29, 1995

RESIGNATION OF TRUSTEE

AND APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to the provisions of Item XIII A. of the Trust Agreement referred to above, I hereby resign as Trustee of the Marital Trust established under Item IV of the Morris Family Revocable Living Trust Agreement dated March 29, 1995, such resignation to be effective immediately. Pursuant to Item XIII A. of the Trust Agreement referred to above, I hereby appoint Wayne E. Morris, Peggy Morris Campbell and Stephen S. Morris as the Successor Co-Trustees. In all matters concerning the administration of any trust established herein, I direct that the decision of a majority of the Trustees shall be controlling.

Dated June 4, 2013.

Elsa S. Morris
ELSA S. MORRIS

I, WAYNE E. MORRIS, hereby accept my appointment as the Co-Trustee of the Marital Trust established under Item IV of the Morris Family Revocable Living Trust Agreement dated March 29, 1995, effective immediately.

Wayne E. Morris
WAYNE E. MORRIS

I, PEGGY MORRIS CAMPBELL, hereby accept my appointment as the Co-Trustee of the Marital Trust established under Item IV of the Morris Family Revocable Living Trust Agreement dated March 29, 1995, effective immediately.

Peggy Morris Campbell
PEGGY MORRIS CAMPBELL

I, STEPHEN S. MORRIS, hereby accept my appointment as the Co-Trustee of the Marital Trust established under Item IV of the Morris Family Revocable Living Trust Agreement dated March 29, 1995, effective immediately.

Stephen S. Morris
STEPHEN S. MORRIS

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Lori D. Cox, a Notary Public, WAYNE E. MORRIS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4 day of June, 2013.

Lori D. Cox
Notary Public

My Commission Expires:

LORI D. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Lori D. Cox, a Notary Public, PEGGY MORRIS CAMPBELL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4 day of June, 2013.

Lori D. Cox
Notary Public

My Commission Expires:

LORI D. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Lori D. Cox, a Notary Public, STEPHEN S. MORRIS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4 day of June, 2013.

Lori D. Cox
Notary Public

My Commission Expires:

LORI D. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

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