WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150063288 DEEDWARR
Recvd: 07/31/15 15:24 2 pgs
Fees:13.00 Taxes:518.00
20150731-0076001

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Andrea R. Bishop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NOTARY P. NEWBORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Hauke	New Owner	
(NAME)	(NAME)	
740 Charlie Gann Road		6304010300
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mitzi L. Morrow, a married woman and Husband, David Power**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joshua Hauke**, hereinafter called the GRANTEE(S), their heirs and/or 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 19 on the Plan of Revised Final Plat for Section 2 (lots 4-30), Range Heights Subdivision, of record in Plat Book 8250, Page 805 and re-recorded in Plat Book 8250, Page 936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mitzi L. Morrow, married by Quitclaim Deed from Eric N. Morrow and wife, Mitzi L. Morrow, dated 11/21/2007, recorded 11/29/2007 of record in Instrument No. 20071129-0138503, in the Register's Office for Davidson County, Tennessee.

The said Mitzi L. Morrow is joined in this conveyance by her husband David Power to waive any and all rights he has in said property.

All matters shown on the plat of record in Plat Book 8250, Page 805 and re-recorded in Plat Book 8250, Page 936, in the Register's Office for Davidson County, Tennessee.

Easement contained in Installment Deed recorded of record in Book 989, Page 214, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement recorded of record in Book 9027, Page 170, in the Register's Office for Davidson County, Tennessee.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 740 Charlie Gann Road, Old Hickory, TN 37138
(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(S), their heirs and/or 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/or 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 30th day of July, 2015.

Mitzi L. Morrow

David Power

State of Tennessee
County of Wilson

Personally appeared before me Mitzi L. Morrow and David Power, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of July, 2015.

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122