WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150063667 DEEDWARR
Recvd: 08/03/15 14:04 2 pgs
Fees:13.00 Taxes:227.55

20150803-0076512

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
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
Peter R. Morris	Peter R. Morris	06513010800
(NAME)	(NAME)	
389 Willow Bough Drive	389 Willow Bough Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	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, I, **Kathlena L. Hodges, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Peter R. Morris**, hereinafter called the GRANTEE(S), his 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 Lot No. 267B, on the plan of Zone Lot Division Lot 267, Sherwood Forest, Section 4, as shown on plat appearing of record in Plat Book 5190, Page 771, amending Plat Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kathlena L. Hodges by Deed dated 02/28/2000 from Michael Gordon Carnes, married of record in Instrument 200003010020230, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Real Property Taxes for the year 2015 and subsequent years, a lien not yet due and payable; (2) All matters as set forth per Plat Book 4460, Page 183, Plat Book 4460, Page 182, Plat Book 5190, Page 771; (3) Restrictive Covenants Sherwood Forest, Section Four of record in Book 4704, Page 448; (4) Zone Lot Division of Sherwood Forest, Section Four, Restrictive Covenants of record in Book 6150, Page 725, said Register's Office.

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 4726 Cascade Drive, 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), his 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), his 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 my hand this 31st day of July, 2015.

Kathlena L. Hodges

Kathlena L. Hodges

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 31st day of July, 2015.

Notary Public

My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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