Davidson County	DEEDWARR
Recvd: 08/26/15 14:29	3 pgs
Fees:18.00 Taxes:240.50	
20150826-0086594	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Timothy Warren Morris	Timothy Warren Morris	142 03 0A 381.00
(NAME)	(NAME)	
381 Deer Lake Dr.	7454 Huntwick Trl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221-5411	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Sixty-Five Thousand And No/100 Dollars ($65,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Leanne Brown, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Warren Morris, unmarried,**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 381 in the Deer Lake Retirement Community, a Horizontal Property Regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, and as amended in Book 5050, Pages 62 and 63, and in Book 5589, Page 949 Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5097, Pages 529 through 539 and in By Laws of Deer Lake Retirement Association, Inc., of record in Book 7556, Page 354 in the Register's Office of Davidson County, Tennessee to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the property, apartment owners and tenants of Deer Lake Retirement Community contained in the aforesaid Master Deed and By Laws are Incorporated in this Deed by reference and made a part hereof the same as though copied herein verbatim.

Being the same property conveyed to Linda C. Gaddes, a single person by Warranty Deed from Elsie B. Kennedy, unmarried and Craig Kennedy and Karen Woodside, dated August 6, 2012 and recorded August 9, 2012 in Instrument No. 201208090070966, in the said Register's Office for Davidson County, Tennessee.

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Further being the same property conveyed to Leanne Brown by Warranty Deed from Linda C. Gaddes, a single person, dated April 3, 2014 and recorded April 10, 2014 in Instrument No. 201404100030017, in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 381 Deer Lake Dr., Nashville, TN 37221

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, has 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 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 20th day of August, 2015.

Leanne Brown
Leanne Brown

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Leanne Brown the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of August, 2015.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SEALED DAWN D. CHANCE WILLIAMSON COUNTY

File Number: FRN-153605

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith