BILL GARRETT, Davidson County
Trans:T20150075877 DEEDWARR
Recvd: 09/04/15 15:09 2 pgs
Fees:13.00 Taxes:222.00
20150904-0090622

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $60,000.00 Affiant Subscribed and sworn to before me, this the 3rd day of September, 2015. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Doug Betty Laura Betty	NEW OWNER	
4519 Shys Hill Rd		07108010500
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA SIMON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUG BETTY AND LAURA BETTY HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 195 on the Plan of Joywood Heights, Section One of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description but expressly excluded from this conveyance is the following described property:

Land in Davidson County, Tennessee, BEING a part of Lot No. 195 on the plan of Joywood Heights, Section One, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee.

Beginning at a point, being the southeastern corner of property belonging to Larry J. Carter, et ux, said point being common to Parcel 106 on Map 71-8, as recorded in Book 5845, page 181, of the R.O.D.C., TN; thence westerly along the existing northern right-of-way line of East Trinity lane, bearing N 84 degrees 01 minutes 26 seconds W, 60 feet, more or less, to a point on the common property line of Parcels 105 and 104 on Map 71-8; thence along said property line, bearing N 5 degrees 58 minutes 34 seconds E 5 feet, more or less, to a point, thence in a straight line, bearing S 84 degrees 01 minutes 2 seconds E 60 feet, more or less, to a point on the common property line, bearing S 5 degrees 58 minutes 34 seconds W 5 feet, more or less, to the point of beginning and containing therein an area of 300 square feet, more or less.

Being the same property conveyed to Elsa S. Morris by Warranty deed from Dudley M. Almy, unmarried of record in Book 8160, page 754, Register's Office for Davidson County, Tennessee, dated July 20, 1990 and recorded on July 26, 1990.

Being the same property conveyed to Edward D. Morris and Elsa S. Morris, Trustees of the Morris Family Revocable Trust by Quitclaim deed from Elsa S. Morris of record in Book 9632, page 808, Register's Office for Davidson County, Tennessee, dated March 29, 1995 and recorded on March 31, 1995.

Edward D. Morris and Elsa S. Morris having since died. Elsa S. Morris' Last Will and Testament probated at Docket No. 15p966 in Davidson County.

Being the same property conveyed to Joshua Simon by Warranty deed from Wayne E. Morris, Peggy Morris Campbell and Stephen S. Morris, as Successor Trustees of the Morris Family Revocable Living Trust, Dated March 29, 1995 of record in Instrument No. 20150821-0084807 Register's Office for Davidson County, Tennessee, dated August 18, 2015 and recorded on August 21, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 433 East Trinity Lane, Nashville, TN 37207.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of September, 2015.

Joshua Simon

Joshua Simon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Simon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of September, 2015.



My Commission Expires

Notary Public