WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150080472 DEEDWARR
Recvd: 09/22/15 09:23 2 pgs
Fees:13.00 Taxes:370.00
20150922-0096076

DAMARIS B. STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 5/20/17
(AFFIX SEAL)

Return To:

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Chase W. Morris	Caliber Home Loans, Inc	43 - 15 - 52
(NAME)	(NAME)	
109 Randy Rd.	3701 Regent Blvd., Suite 180	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151832

For and 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, Ronald E. Morris and wife, Andrea C. Morris, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Chase W. Morris, a single man, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 63, on the plan of Rainbow Terrace, Section V, which is of record in Book 2133, page 72, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Ronald E. Morris and wife, Andrea C. Morris by Warranty Deed from Richard C. Becker, unmarried, dated June 10, 2013 and filed of record in Instrument No. 20130611-0059473, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 109 Randy Rd., Madison, TN 37115
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of September, 2015

Ronald E. Morris

Andrea C. Morris

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ronald E. Morris and Andrea C. Morris, 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, at office, this 18th of September, 2015.

Notary Public
My Commission Expires: 5/28/17

DAMARIS B. STRATTON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY