Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1372

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Morris and wife, Joyce Morris**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kirk Nienaber and Kristy R. Nienaber, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Montcastle Estates, of record in Book 6900, Pages 326 and 327, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with an undivided interest in the common interest of Montcastle Estates, all as described in said reference.
Being the same property conveyed to Joseph Morris and wife, Joyce Morris by Warranty Deed from Rodney L. Gentry, and wife, Carole E. Gentry dated September 24, 2014 of record as Instrument No. 20141002-0091313, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 117 Montcastle Court, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of October, 2015.

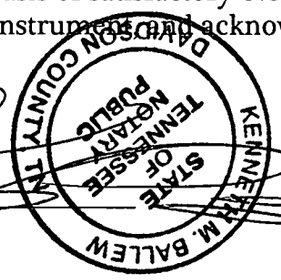
Joseph Morris

Joyce Morris

BILL GARRETT, Davidson County
Trans:T20150090156 DEEDWARR
Recvd: 10/22/15 13:40 2 pgs
Fees:13.00 Taxes:1389.35
20151022-0107698

State of Tennessee)
County of Davidson)

On this 6th day of October, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joseph Morris and Joyce Morris, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.



Notary Public

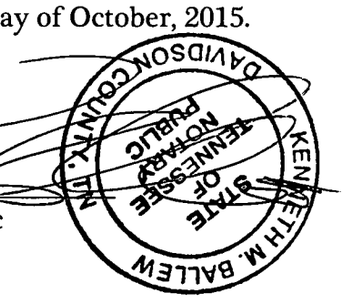
My Commission Expires: 5-8-17

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 375,500.00.

X Joseph Morris
Affiant

Sworn and subscribed before me on this the 6th day of October, 2015.



Notary Public

My Commission Expires: 5-8-17

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kirk Nienaber 117 Montcastle Court Nashville, TN 37221	New owner	155-2-A-32