15-GD-326

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 30, 2016
(AFFIX SEAL)

O-VR-15-3125

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel P. Page and Hannah E. Fletcher	UHM	
(NAME) **3125 Goodwin Drive**	(NAME) 1414 East Maple Road	**136-13-135.00**
(ADDRESS) **Nashville, TN 37217-4128**	(ADDRESS) Troy MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RONALD WAYNE MORRIS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANIEL P. PAGE AND HANNAH E. FLETCHER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 44 on the Plan of Edge-O-Lake, Section 20-A, of record in Plat Book 5200, Page 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Wayne Morris by Warranty deed from David Fryburger of record in Instrument No. 20060505-0052776 Register's Office for Davidson County, Tennessee, dated May 03, 2006 and recorded on May 05, 2006.

NOTE: BRISA MORRIS JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER 20151118-0116944 .

This conveyance is subject to:
- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 183, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5460, Page 269 and Book 5496, Page 697, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3125 Goodwin Drive , Nashville, Tennessee 37217-4128**.

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), their heirs and 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), 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.

BILL GARRETT, Davidson County
Trans:T20150098055 DEEDWARR
Recvd: 11/18/15 10:56 2 pgs
Fees:13.00 Taxes:702.63
20151118-0116945

Witness my/our hand(s) this the 13th DAY OF NOVEMBER, 2015.

Ronald Wayne Morris

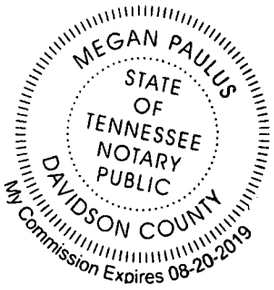
Brisa Morris by Ronald Wayne Morris, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD WAYNE 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

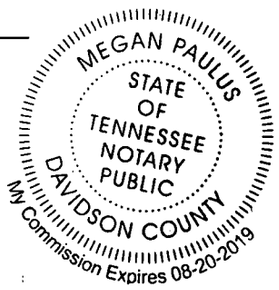


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald Wayne Morris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRISA MORRIS, and who acknowledged he executed the same as the free act and deed of the said BRISA MORRIS.

Witness my hand and official seal, this the 13th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212