BILL GARRETT, Davidson County
Trans:T20150098110 DEEDWARR
Recvd: 11/18/15 12:28 2 pgs
Fees:13.00 Taxes:508.38
20151118-0117009

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson TN
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
~~$130,000.00~~
$137,400.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of November, 2015.
NOTARY PUBLIC
My commission expires: 3-20-18

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steven Eugene Ward and Nellie R. Sexton	Christensen Financial	16207016500
(NAME)	(NAME)	
301 Jeri Court	355 S. Ronald Regan Blvd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Longwood FL 32750	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Morris and Bell Properties, LLC,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Steven Eugene Ward, a single person and Nellie R. Sexton, a single person, tenants in common with the righr of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Whittemore Valley, Section One, as shown by plat of record in Plat Book 6250, page 39, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Morris and Bell Properties, LLC by deed from Autumn Morris, a married woman and Charles R. bell, a married man, of record in Instrument No. 20080118-0005862, Register's Office of Davidson County, Tennessee.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 301 Jeri Court, Antioch, TN 37013

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), forever. I/We covenant with 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 set out herein. 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 GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and

C15-3218

private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 13th day of November, 2015.

Morris and Bell Properties, LLC

BY: Bradford F. Bell, Member
Bradford F. Bell, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Bradford F. Bell, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of Morris and Bell Properties, LLC, the within named bargainor, a limited liability company, and that as such Member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Member of said LLC.

Witness my hand and official seal, at office, on this the 13th day of November, 2015.

Notary Public
My commission expires: 3-27-18



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122