WARRANTY DEED

File #15705 **BILL GARRETT, Davidson County**
Trans:T20160006432 DEEDWARR
Recvd: 01/25/16 15:19 2 pgs
Fees:13.00 Taxes:536.50
20160125-0007070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K. Ryan Meadows	Same as New Owner	061-07-0-064.00
(NAME)	(NAME)	
7036 Wikle Road West		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Stephen S. Morris,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K. Ryan Meadows, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 10 of Block "H" on the Plan of Broadmoor, Section 2 of record in Plat Book 547, Page 174, 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 Edward D. Morris and Elsa S. Morris, Trustees of the Morris Family Revocable Living Trust Agreement dated March 29, 1995 by Quitclaim deed from Edward D. Morris and wife, Elsa S. Morris of record in Book 9632, page 822, Register's Office for Davidson County, Tennessee, dated March 29, 1995 and recorded on March 31, 1995. The said Edward D. Morris having since passed away on January 24, 1998 and Elsa S. Morris becoming sole Trustee under Item XII of the Morris Family Revocable Living Trust Agreement dated March 29, 1995. The said Elsa S. Morris having since died on January 24, 2015 and Wayne E. Morris and Stephen S. Morris having been appointed as Successor Co-Trustees under Item XII of the Morris Family Revocable Living Trust Agreement dated March 29, 1995.

Being also the same property conveyed to Stephen S. Morris, by Deed from Wayne E. Morris, Stephen S. Morris, and Peggy M. Campbell. individually as heirs of the Estate of Elsa S. Morris and as Co-Executors of the Estate of Elsa S. Morris, and Wayne E. Morris and Stephen S. Morris, Successor Co-Trustees of the Morris Family Living Trust Agreement dated 3/29/1995, and Wayne E. Morris, Stephen S. Morris, and Peggy M. Campbell, as Successor Co-Trustees of the Marital Trust established under Item IV of the Morris Family Living Trust Agreement dated 3/29/1995 and Wayne E. Morris, Stephen S. Morris, and Peggy M. Campbell, Successor Co-Trustees of the Family Trust established under Item V of the Morris Family Living Trust Agreement dated 3/29/1995, dated 12/31/2015, recorded 12/31/2015, and appearing of record in Instrument No. 20151231-0131608, Register's Office for Davidson County, Tennessee.

This property has not been a marital residence of the Grantor herein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1008 Malquin Drive, Nashville, TN 37216

(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 20th day of January, 2016.

Stephen S. Morris

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 Stephen S. Morris, the bargainor, with whom I am personally acquainted, (or proved to me her identity 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 at office, this 20 day of January, 2016.

NOTARY PUBLIC

My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206