THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 16047311

BILL GARRETT, Davidson County
Trans:T20160047153 DEEDWARR
Recvd: 06/03/16 15:55 2 pgs
Fees:13.00 Taxes:1690.90
20160603-0056404

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $457,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2016.

Notary Public
My Commission Expires:

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Lee Morris	New Owner	Tax Parcel ID No.
4100 Outer Drive		132-01-0-202.00
Nashville TN 37204-4222		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sylvia Jane Smith Street, unmarried, a 1/4 undivided interest, Melissa Marlow a/k/a Sharon Melissa Marlow, unmarried, and Tracey Cook a/k/a Patricia Melinda Marlow, unmarried and Carrie Marlow n/k/a Carrie Miranda Hodges, married, a 1/4 undivided interest each** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Lee Morris , unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Rolling Meadows of record in Plat Book 1424, Pages 98 and 99, 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 Mark J. Smith, Sr. by Warranty Deed from Sydney L. Smith and wife, Bethel K. Smith, of record in Book 4846, page 535, Register's Office for Davidson County, Tennessee, dated August 16, 1974 and recorded on August 23, 1974. The said Mark J. Smith, Sr. died on February 22, 2008, and by his Last Will and Testament of record in the Probate Court for Giles County, Tennessee, Case Number P-365-08, and filed as Instrument Number 20080929-0098633, in the Register's Office for Davidson County, Tennessee, devised the subject property to Sylvia Jane Smith Street and her husband, Richard Gary Street, a 1/4 undivided interest, and Melissa Marlow, Tracey Cook and Carrie Marlow, a 1/4 undivided interest each, subject to a life estate interest reserved for Sylvia Jane Smith Street for and during the term of her life or until she no longer permanently resides (lives in) the home located on the subject property, whichever occurs first.

Being the same property conveyed to Sylvia Jane Smith Street by Quitclaim Deed from Richard Gary Street of record in Instrument No. 20151214-0125410, Register's Office for Davidson County, Tennessee, dated November 17, 2015 and recorded on December 14, 2015.

Carrie Marlow n/k/a Carrie Miranda Hodges warrants she has never lived in the subject property as a married person and that the subject property is no subject to any marital rights therein.

The execution of this instrument is effected by the signature of Gerald G Patterson as Attorney in fact for Melissa Marlow a/k/a Sharon Melissa Marlow, which Power of Attorney is recorded in Instrument No. 20160603-0056402, and also by the signature of Gerald G Patterson as Attorney in fact for Carrie Marlow n/k/a Carrie Miranda Hodges, which Power of Attorney is recorded in Instrument No. 20160603-0056403, both is said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Subject to all matters shown on the Plan of record in Plat Book 1424, Page (s) 98 and 99, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1628, Page 621, as amended in Book 1713, Page 420 and Book 1757, Page 427, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement for Water rights as set out of record in Book 1141, Page 378, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4100 Outer Drive Nashville TN 37204-4222

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 31st day of May, 2016.

Sylvia Jane Smith Street

Sylvia Jane Smith Street

Patricia Melinda Marlow

Tracey Cook a/k/a Patricia Melinda Marlow

Melissa Marlow by

Melissa Marlow a/k/a Sharon Melissa Marlow
by Gerald G Patterson as Attorney in fact

Atty-In-Fact

Carrie Marlow by

Carrie Marlow n/k/a Carrie Miranda Hodges
by Gerald G Patterson as Attorney in fact

Atty-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sylvia Jane Smith Street and Tracey Cook a/k/a Patricia Melinda Marlow, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2016.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES
MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gerald G Patterson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Melissa Marlow a/k/a Sharon Melissa Marlow and Attorney in fact for Carrie Marlow n/k/a Carrie Miranda Hodges,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of May, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018