This Instrument Prepared By and Return to:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

BILL GARRETT, Davidson County
Trans:T20160049251 DEEDWARR
Recvd: 06/10/16 09:50 2 pgs
Fees:13.00 Taxes:270.10
20160610-0058855

Warranty Deed

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.**
Dennie R. Marshall	Dennie R. Marshall	081-14-0-154-00
3420 Fairmeade Drive	3420 Fairmeade Drive	
Nashville, TN 37218	Nashville, TN 37218	

For good and valuable consideration received, **HENRY BOYD MORTON, EXECUTOR OF THE ESTATE OF NATHAN H. MORTON**, by these presents does transfer and convey unto the Grantee, **DENNIE R. MARSHALL AND WIFE, TERESA C. MARSHALL**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **NATHAN H. MORTON**, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Revised Plan of Fisk Park of record in Plat Book 2331, Page 114, 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 Nathan Morton and wife, Lizzie Mai Morton by warranty deed from Lonnie Pulley and wife, Jessie L. Pulley of record in Book 3798, page 767, Register's Office for Davidson County, Tennessee, dated 08/06/1964 and recorded on 08/07/1964. The said Lizzie Mai Morton having since died on June 2, 2001. Said Nathan Morton having since died on May 23, 2010. Order to sell property filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 11P-1819.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 114, and Book 2331, Page 90, Register's Office for Davidson County, Tennessee.
- Easement for Drainage Purposes of record in Book 4189, Page 411, 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: **2429 Underwood Street , Nashville, Tennessee 37208**.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself/herself/itself as **EXECUTOR** of the **ESTATE OF NATHAN H. MORTON**, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, 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/our hand(s) this the 6th DAY OF JUNE, 2016.

The Estate of Nathan H. Morton

BY: Henry Boyd Morton
Henry Boyd Morton
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY BOYD MORTON, EXECUTOR of THE ESTATE OF NATHAN H. MORTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of June, 2016.

C. Loy Carney
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $73,000.00.

Affiant

Subscribed and sworn to before me this 6th DAY OF JUNE, 2016.

Notary Public

My Commission Expires: 11/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY