

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,900.00

Elaine C. Williams
Affiant

Subscribed and sworn to before me, this 24TH DAY OF JUNE, 2016.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160055699 DEEDWARR
Recvd: 06/30/16 08:41 2 pgs
Fees:13.00 Taxes:721.13
20160630-0066675

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles K. Morris, unmarried man	FirstBank (NAME)	01500019900
2954 Morgan Road (ADDRESS)	318 Seaboard Lane, Ste. 205 (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Christine Estrada Hewitt and Steven Wallace Hewitt, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles K. Morris, unmarried man, hereinafter called the Grantees, 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. 1 ON THE PLAN OF FOREST VIEW RIDGE OF RECORD IN PLAT BOOK 5200, PAGE 477, (AS CORRECTED BY INSTRUMENT OF CORRECTION OF RECORD BY INSTRUMENT NO. 20000324-0029792) REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHRISTINE ESTRADA, UNMARRIED, BY DEED FROM WILLIAM R. PHILLIPS AND WIFE, BEVERLY PHILLIPS AND JACQUELINE PHILLIPS, UNMARRIED, OF RECORD IN BOOK 8642, PAGE 278, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CHRISTINE ESTRADA HAVING SINCE MARRIED AND IS NOW KNOWN AS CHRISTINE ESTRADA HEWITT.

STEVEN WALLACE HEWITT JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2954 Morgan Road, Joelton, TN 37080
(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/our hand(s) this 24th day of June, 2016.

WARRANTY DEED
(Continued)

Christine Estrada Hewitt

Steven Wallace Hewitt

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christine Estrada Hewitt and Steven Wallace Hewitt, wife and husband, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of June, 2016.

Notary Public

My Commission Expires: 05/02/18

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

OFFICIAL SEAL
JUAN PARRA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 05/02/18