WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20160061197 DEEDWARR
Recvd: 07/18/16 09:26 2 pgs
Fees:13.00 Taxes:555.00
20160718-0073276

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cliff Overby, Mark Douglas Morris and Stanley Hugh Morris	Same as New Owner	06103017400
(NAME)	(NAME)	
P. O. Box 1461		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37077-1461		
(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, WE, ARTHUR S. DAHLHAUSER AND WIFE, MARGARET F. DAHLAUSER, by and through their Attorney-in-Fact, ERIC BERNARD DAHLHAUSER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLIFF OVERBY, MARK DOUGLAS MORRIS AND STANLEY HUGH MORRIS, as tenants in common, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 53 on the Plan of Inglewood Heights Subdivision of the A. J. Coleman Property, as of record in Book 1424, Page 85 in the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Arthur S. Dahlhauser and wife, Margaret F. Dahlhauser by Warranty Deed from Billy Garrett Gregory, Trustee of the Finley D. Gregory Trust, which deed is dated November 23, 1998 and recorded in Book 11220, Page 205 in the Register's Office for Davidson County, Tennessee.

Durable General Power of Attorney of Arthur S. Dahlhauser of record as Instrument No. 20151008-0102905, Register's Office for Davidson County, Tennessee.

Durable General Power of Attorney of Margaret F. Dahlhauser of record as Instrument No. 20151008-0102906, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2016 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF INGLEWOOD HEIGHTS SUBDIVISION OF THE A. J. COLEMAN PROPERTY OF RECORD IN BOOK 1424, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM SEWER TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 5577, PAGE 109, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 5015 Inglewood Court, 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 our hands this 15th day of July, 2016.

Arthur S. Dahlhauser

By: Eric Bernard Dahlhauser
Eric Bernard Dahlhauser, Attorney-in-Fact

Margaret F. Dahlhauser

By: Eric Bernard Dahlhauser
Erid Bernard Dahlhauser

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Eric Bernard Dahlhauser, 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 on behalf of Arthur S. Dahlhauser, acting as that person's agent and attorney in fact, and the said Eric Bernard Dahlhauser acknowledged that he executed the foregoing instrument as agent and attorney in fact for Arthur S. Dahlhauser for the purposes therein contained.

WITNESS my hand and seal, this 15th day of July, 2016.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Eric Bernard Dahlhauser, 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 on behalf of Margaret F. Dahlhauser, acting as that person's agent and attorney in fact, and the said Eric Bernard Dahlhauser acknowledged that he executed the foregoing instruemnt as agent and attorney in fact for Margaret F. Dahlhauser for the purposes therein contained.

WITNESS my hand and seal, this 15th day of July, 2016.

My Commission Expires:
January 09, 2018

Notary Public

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County