WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160064387 DEEDWARR
Recvd: 07/27/16 08:34 2 pgs
Fees: 13.00 Taxes: 693.75

20160727-0077042

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua E. Nelson	new owner	044-10-0-001.00
(NAME)	(NAME)	
262 Martingale Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Peter Reginald Morris, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joshua E. Nelson and Meagan D. Nelson, Husband and Wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract No. 1: Being Lot No. 262/Block 4 on the Plan of Cumberland Terrace Subdivision Part I as of record in Book 1424, Page 49, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Tract No.2: Being a certain tract or parcel of land located and being in the Fourth Civil District of Davidson County, Tennessee in Hadleys Bend of the Cumberland River, near Old Hickory Tennessee, and more particularly described as follows:

Beginning on a concrete monument at the northwest corner of the Derryberry Property, the same being eighty (80) feet east from an iron pin located in the East boundary of Martingale Drive and runs as follows: N. 39-38 E four hundred forty-seven (447) feet up the North side of drain to an iron pin located in the West boundary of the Tennessee Central Railroad right of way; thence with the curve turning right intercepting the following arc, Angle 16-52; Radius 1382.7 feet; Tangent 205 feet; Length 406 feet with the West boundary of right of way to a planted railroad rail at the Northeast corner of the Derryberry Property; thence S. 86 25 West 180.05 feet; thence with the Derryberry Property N. 78 05 West 240.85 feet with the Derryberry Property to the point of beginning and containing 1.86 acres.

Being the same property conveyed to Peter Reginald Morris by Warranty Deed dated 05/16/2016 from Gayle D. Garrison of record in Instrument 201605230051137, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

All matters as set forth per plat in Book 1424, Page 49, said Register's Office.
This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 262 Martingale Drive, Old Hickory, TN 37138
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of July, 2016.

Peter Reginald Morris by Charles D. Simms his atty in fact

Peter Reginald Morris by Charles D. Simms his atty in fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 22nd day of July, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Charles D. Simms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Peter Reginald Morris, and is authorized by him, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20160727-0077041, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122