BILL GARRETT, Davidson County
Trans:T20160070202 DEEDWARR
Recvd: 08/12/16 14:31 2 pgs
Fees:13.00 Taxes:388.50
20160812-0084348

PREPARED BY: RETURNED TO
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $105,000.00 (One Hundred Five Thousand).

AFFIANT

Subscribed to and sworn before me this 9th day of August, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (NOTARY SEAL)

My Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Recovery Community, Inc. 114 Harrington Avenue Madison, TN 37115	Recovery Community, Inc. 117 Harrington Avenue Madison, TN 37115-4017	051-04-0-087.00

WARRANTY DEED

FOR AND IN 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, I/WE, **STEPHEN S. MORRIS, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RECOVERY COMMUNITY, INC.,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING Lot No. 26 on the Map of Madison Realty Company's Subdivision at Madison, of record in Book 547, Page 164, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen S. Morris by Quitclaim Deed from Wayne E. Morris, Stephen S. Morris, and Peggy M. Campbell, Successor Co-Trustees of the Family Trust established under Item V of Morris Family Revocable Living Trust Agreement dated 03/25/1995, of record in Instrument No. 20160113-0003399, Register's Office for Davidson County, Tennessee, dated 12/31/2015 and recorded 01/13/2016.

Being also known as 114 Harrington Avenue, Madison, Tennessee 37115.

Stephen S. Morris hereby makes oath that the above described property has never been the domicile of Stephen S. Morris.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **114 HARRINGTON AVENUE** **MADISON, TN 37115**

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), their heirs and 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2016074274

WITNESS, this 9th day of August, 2016

Stephen S. Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of August, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephen S. Morris** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 9th day of August, 2016.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____