BILL GARRETT, Davidson County
Trans:T20160073582 DEEDWARR
Recvd: 08/23/16 14:44 2 pgs
Fees:13.00 Taxes:271.95
20160823-0088244

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $73,500.00.

Affiant

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 22nd day of August, 2016.

Notary Public:

My Commission Expires: 10/24/17

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 107 Strathmore Way, Hendersonville, TN 37075		
Name and Address and New Owner: Jeff Morris and Rhonda Morris 108 Buchanan Circle Hendersonville, TN 37075	Send Tax Bills To: New Owner	Map/Parcel Number: 148 09 0 040.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brenda G. Armbrecht**, an unmarried woman, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Jeff Morris and wife, Rhonda Morris**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Haywood Heights, Section Two of record in Plat Book 2663, page 13, Register's Office for Davidson County, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 55 fronts 80 feet on the southerly side of Margo Lane and runs back 220.7 feet on the easterly line and 150.2 feet on the westerly line to a broken line in the rear on which it measures 117.9 feet.

Being the same property conveyed to Brenda G. Armbrecht by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, as Substitute Trustee, dated April 26, 2007, of record in Instrument Number 20070525-0062438, Register's Office for Davidson County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 2663, Page 13, Register's Office for Davidson County, Tennessee.

Property taxes for the year 2016; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorate share thereof to Grantee who will be responsible for payment of said taxes.

This is improved property, known as: 373 Margo Lane, Nashville, TN 37211

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. Grantor covenants with said Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 22nd day of August, 2016.

Brenda G Armbrecht by William Roger Elliott, AIF

Brenda G. Armbrecht, by William Roger Elliott,
Her Attorney in fact

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named William Roger Elliott in his capacity as Attorney in Fact for Brenda G. Armbrecht, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of August, 2016.

Commission Expires: 10/24/17

Edie Sutherland

Notary Public: Edie Sutherland

