BILL GARRETT, Davidson County
Trans:T20160076550 DEEDWARR
Recvd: 09/01/16 08:44 2 pgs
Fees:13.00 Taxes:595.70
20160901-0091784

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of August, 2016, by and between Eric Deardorf and Melynda Deardorf, husband and wife, party of the first part, and Micah W Morris, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Cloverdale, as of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description thereof.

Being all of the same property conveyed to Eric Deardorf and Melynda Deardorf by virtue of that certain Warranty Deed dated April 17, 2014, at Instrument No. 20140428-0035385 in the Register's Office of Davidson County, Tennessee.

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), his 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and Restrictions of record in Book 2094, page 87; 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), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Eric Deardorf by Memorie White, Attorney in fact
Eric Deardorf by Memorie White, Attorney in Fact

Melynda Deardorf by Memorie White, Attorney in fact
Melynda Deardorf by Memorie White, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eric Deardorf and Melynda Deardorf, and who acknowledged that she executed the same as the free act and deed of Eric Deardorf and Melynda Deardorf.

WITNESS my hand and official seal at office this 31st day of August, 2016.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

Memorie White, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Eric Deardorf and Melynda Deardorf, the principal.

This 31st day of August, 2016.

Memorie White

Sworn to and subscribed before me by Memorie White this 31st day of August, 2016.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires _____

Property Owner & Address: Micah W Morris

Tax Parcel No 09511001100

Property Address: Owner address
404 Wanda Drive
Nashville, TN 37214

MAIL TAX
BILLS TO: new owner

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $161,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of August, 2016.

Notary Public

My Commission Expires:_____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Exoires May 8, 2018