BILL GARRETT, Davidson County
Trans:T20160083167 DEEDWARR
Recvd: 09/22/16 09:48 2 pgs
Fees:13.00 Taxes:888.00
20160922-0099827

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0252HV

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of September, 2016.

Notary Public
Commission Expires: 6-30-19

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sherne-Marie McMillan 2410 Meharry Blvd. Nashville, TN 37208	Sherne McMillan 625 Shelby Ave Nashville, TN 37206	092-02-0-342.00

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,

Mattie Morris and Randyl Johnson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sherne-Marie Shaloam McMillan, a married woman, as her sole and separate property

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:

TRACT I:
LAND in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 5 and the easterly 25 feet of Lot No. 6 on the Plan of the Bransford Realty Company's Subdivision of Lots Nos. 31 to 40 inclusive and other lots in Mrs. E. S. Clark's subdivision of lots Nos. 39 and 40 and part of 38 in Boyd McNairy Subdivision, as of record in Book No. 421, Page 90, Register's Office for Davidson County, Tennessee.

Said westerly part of lots No. 5 and the easterly part of lot No. 6 fronts together 50 feet on the northerly side of Heffernan Street, now Meharry Boulevard, and runs back between parallel lines 179 feet, more or less, to an alley.

TRACT II (Previously omitted from the prior deeds of record):
LAND in Davidson County, Tennessee, being Lot No. 4 and the Easterly 10 feet of Lot No. 5 on the plan of Bransford Realty Company's Subdivision of Lots Nos. 31 to 40 inclusive and other lots in Mrs. E. S. Clark's subdivision of lots Nos. 39 and 40 and part of 38 in Boyd McNairy Subdivision, as of record in Book No. 421, Page 90, Register's Office for Davidson County, Tennessee.

Said Lots No. 4 and the easterly part of Lot No. 5 front together 50 feet on the northerly side of Heffernan Street, now Meharry Boulevard, and run back between parallel lines 179 feet, more or less, to an alley.

INCLUDED in the above described property but EXPRESSLY EXCLUDED THEREFROM is the following property conveyed to the State of Tennessee for the use and benefit of the Department of Highways by deed from R.D. Gordon and wife, Nannie B. Gordon of record in Book 4104, page 111, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lots No. 4 and the easterly 10 feet of Lot No. 5 on the plan of the Bransford Realty Company's Subdivision of Lots Nos. 31 to 40 inclusive and other lots in Mrs. E.S. Clark's Subdivision of Lots 39 and 40 and part of 38 in Boyd McNairy Subdivision, as of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of Meharry Blvd., said point being the common corner of Lots No. 3 and 4 in the Branford's Realty Company's Subdivision, of record in Book 421, page 90, Register's Office for Davidson County, Tennessee; thence with the common line between said tracts, N 8 degrees 21' 24" W 179.61 feet to a point on the southerly margin of an alley; thence with the southerly margin of said alley and the northerly boundary of said Lot No. 4, S 82 degrees 04' 25" W 20 feet to a point; thence on a line being parallel to and 20 feet (measured at right angles) from the aforesaid common line between said Lots 3 and 4, S 8 degrees 21' 24" E 179.40 feet to a point on the northerly margin of Meharry Blvd.; thence with the northerly margin of said street and the southerly boundary of said Lot No. 4, N 82 degrees 40' 17" E 20 feet to the beginning containing 3,590 square feet more or less.

BEING the same property conveyed to Sam Morris, Mattie Morris and Randyl Johnson, by Clerk and Master's Deed from Claudia C. Bonnyman, as such Clerk and Master, dated 1/22/03 and recorded 1/29/03 in Instrument No. 20030129-0012171, Register's Office for Davidson County, Tennessee. The said Sam Morris and Mattie Morris were married at the time of purchase of said property and the said Sam Morris died on 06/27/2012 leaving Mattie Morris as the surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2410 Meharry Blvd., Nashville, TN 37208.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of September, 2016.

Mattie E Morris

Mattie Morris

Randyl Johnson

Randyl Johnson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mattie Morris and Randyl Johnson** 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. The said Sam Morris died on June 27, 2012.

Witness my hand and official seal at Hendersonville, Tennessee this 6th day of September, 2016.

BRENDA HUNTSMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Brenda Huntsman

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)