WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160090858 DEEDWARR
Recvd: 10/14/16 12:37 2 pgs
Fees:13.00 Taxes:59.20
20161014-0108949

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Kelley Morris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2016.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Morris and wife, Kelley Morris	Mark Morris	01913000900
(NAME) 6509 Lickton Pike	(NAME) 6509 Lickton Pike	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Betty Jean Reynolds as surviving Co-Trustee of the Testamentary Trust established under the Last Will and Testament of Rosie Lee O'Saile, deceased, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK MORRIS AND WIFE, KELLEY MORRIS, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, being part of Lots Nos. 7 and 8 on the Map of James M. Phipps' Addition to Goodlettsville, as of record in Book 547, Page 151, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a stake in the westerly margin of Church Street, 114 feet north from the intersection of Depot Street; running thence north 26 degrees West 75 feet to a stake in the corner of an alley; thence with said alley, south 74 degrees West 99 feet to a stake; thence south 18 degrees East 71 feet and 6 inches to a stake; thence north 76 degrees West 110 feet to the beginning.

Being the same property conveyed to Ernest O'Saile and wife, Rosie Lee O'Saile by Installment Deed from F. J. Mullen and wife, Cleo Mullen dated April 30, 1968 and recorded in Book 4232, Page 881, Register's Office for Davidson County, Tennessee. The said Ernest O'Saile having since died on January 25, 1985 leaving Rosie Lee O'Saile as the surviving tenant by the entirety. The said Rosie Lee O'Saile having since died testate on April 3, 1990, and whose Last Will and Testament was probated in the Probate Court for Davidson County, Tennessee under Case No. 95266 of record in Will Book 340, Page 699, said Probate Court. The Last Will and Testament of Rosie Lee O'Saile devised a life estate interest in subject property to Betty Jean Reynolds and Jo Ella Frazier as Co-Trustees, for the use and benefit of Robert "Pockets" OSaile during his natural life. Said Last Will and Testament further provided that in the event Robert "Pockets" O'Saile was unable to live in hereinabove property, the named Co-Trustees were further vested with power to sell such property in fee simple and use proceeds to maintain Robert "Pockets" O'Saile. The said Robert "Pockets" O'Saile is alive as of the date of the Warranty Deed to transfer subject property to the above named proposed insureds; however, the home located on subject property was destroyed by fire preventing Robert "Pockets" O'Saile from occupying home. The Co-Trustee, Jo Ella Frazier having since died on May 10, 2013, leaving Betty Jean Reynolds as the sole surviving Co-Trustee.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF JAMES M. PHIPPS ADDITION TO GOODLETTSVILLE OF RECORD IN BOOK 547, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO EASEMENTS OF RECORD OR VISIBLE ON THE GROUND, IF ANY.

unimproved ☑

This is improved ☐ property, known as 404 Church Street, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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 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 13th day of October, 2016.

Betty Jean Reynolds, surviving Co-Trustee
of the Testamentary Trust established under
the Last Will and Testament of Rosie Lee
O'Saile, deceased

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of October, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Betty Jean Reynolds**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115