BILL GARRETT, Davidson County
Trans: T20160096290 DEEDWARR
Recvd: 11/01/16 08:22 2 pgs
Fees: 13.00 Taxes: 1609.50
20161101-0115141

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF OCTOBER, 2016,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Warren McKemie and Julie McKemie	NEW OWNER	160 11 0 060.00
(NAME)	(NAME)	
537 Hearthstone Circle	537 Hearthstone Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Thirty-Five Thousand And No/100 Dollars ($435,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David Morris and Karen Morris, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Warren McKemie and Julie McKemie, husband and wife**, 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 Lot(s) 83, as shown on the map entitled the Plan of Hearthstone, Phase 8, of record in Book 6250, Page 929, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David L. Blum and Wife, Kirsten T. Blum by Warranty Deed from Dorris P. Ziehr, Unmarried dated July 30, 2008 and recorded August 1, 2008 as Instrument No. 20080801-0079121, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to David Morris and Karen Morris, Husband and Wife by Warranty Deed from David L. Blum and Wife, Kirsten T. Blum dated May 27, 2016 and recorded June 2, 2016 as Instrument No. 20160602-0055336, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 537 Hearthstone Circle, Brentwood, TN 37027

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this the 28th day of October, 2016

David Morris

Karen Morris

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

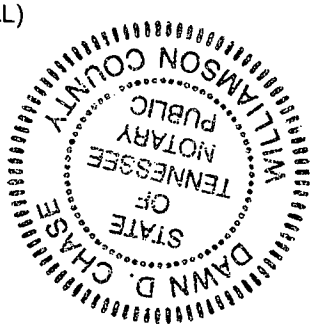
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named David Morris and Karen Morris, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



File Number: FRN-166686SSO