BILL GARRETT, Davidson County
Trans:T20160101135 DEEDWARR
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Fees:13.00 Taxes:1110.00

20161116-0120743

# WARRANTY DEED

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2016

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Joel Peterson Morley<br>Jennifer Peterson Morley | NEW OWNER | 083-06-0-159.00 |
| (NAME) | (NAME) | |
| 2013 Benjamin Street | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Adam S. Deane and Crystal Deane,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer N. Peterson Morley and Joel M. Peterson Morley, wife and husband,** 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, known as being parts of Lot No. 23 and 26, on the Plan of the first subdivision of Brownsville, as of record in ook 12, Page 112, Register's office for Davidson County, Tennessee ( being also a part of Lot No. 11 in the original plan of Brownsville, as of record in Book 21, Page 9, said Register's office) and being described as follows:

Beginning at the northerly margin of Benjamin, formerly Locke Street, at a point 340 feet east of of the northerly margin of Scott Avenue; thence eastwardly with the northerly margin of Benjamin Street, 60 feet; thence northwardly and parallel with Scott Avenue, 210 feet to the northerly margin of proposed alley, thence westwardly with the southerly margin of said proposed alley, 60 feet to a point 240 feet east of the easterly margin of Scott Avenue, thence southwardly 210 to the beginning.

Being the same property conveyed to Crystal Deane and spouse, Adam S. Deane, by Warranty Deed of record in 20031008-0149385, Register's office for said county.

unimproved ☐

This is improved ☑ property, known as 2013 Benjamin Street, Nashville, TN 37206
(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 we do 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 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/our hands this 9th day of November, 2016.

Adam S. Deane

Crystal Deane

State of Tennessee
County of Williamson

Personally appeared before me Adam S. Deane and Crystal Deane, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of November, 2016.

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public _____
My Commission Expires: _____

File No.: 11431