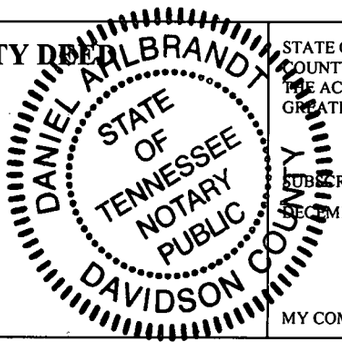
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $357,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF DECEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-3-2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2740B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Madeline Torrez and Cooper Torrez	Madeline Torrez and Cooper Torrez	147-02-0-040.00
4868 Lynn Drive	4868 Lynn Drive	
Nashville, TN 37211-4201	Nashville, TN 37211-4201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MORRIS AND BELL PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MADELINE TORREZ AND COOPER TORREZ, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 75 on the Plan of Elysian Park of record in Plat Book 2331, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Morris and Bell Properties, LLC by Quitclaim deed from Autumn Morris, a married woman and Charles R. Bell, a married man of record in Instrument No. 20081218-0121184 Register's Office for Davidson County, Tennessee, dated December 12, 2008 and recorded on December 18, 2008. (

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 32, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5377, Page 649, in the Register's Office for Davidson County, Tennessee.

This is property known as 4868 Lynn Drive, Nashville, TN 37211-4201

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

BILL GARRETT, Davidson County
Trans:T20160110234 DEEDWARR
Recvd: 12/15/16 10:28 2 pgs
Fees:13.00 Taxes:1322.75
20161215-0131546

Witness my hand on the 13th day of December, 2016.

Morris and Bell Properties, LLC

BY: Bradford F. Bell

Bradford F. Bell, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Bradford F. Bell, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Morris and Bell Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of December, 2016.

Notary Public

My Commission Expires: 10/2/17



File #: 16-2740B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027