WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/17 14:18 2 pgs
Fees:13.00 Taxes:185.00
20170206-0012535

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF February, 2017

Notary Public

MY COMMISSION EXPIRES: 9/7/20

(AFFIX SEAL)

MST 2017-A0076

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremey Morris and Mistie Morris	Same as New Owner	120-13-0-010.00
(NAME) 597 Blair ~~307 Finley Drive~~ Road	(NAME)	
(ADDRESS) Smyrna ~~Nashville,~~ TN ~~37~~ 37167	(ADDRESS)	
(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, WE, **Paul S. Tabor a/k/a Paul Stewart Tabor, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremey Morris and Mistie Morris, 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 No. 9 on the Plan of Finley Gardens, of record in Plat Book 2083, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southeasterly margin of Finley Drive at the corner of Lots Nos. 8 and 9; thence with the line between said two lots, Southeastwardly 180 feet to the Northwesterly margin of the Avco Spur N. C. & St. L. Railroad right-of-way; thence with said right-of-way, South 59 degrees 53' West 67.1 feet; thence South 87 degrees 30' west 58 feet to the corner of Lots Nos. 9 and 10; thence with the line between said two lots, Northwestwardly 112.6 feet to the Southeasterly margin of Finley Drive; thence with said Drive, Northeastwardly 68.3 feet to the beginning.

Being the same property conveyed to Paul S. Tabor and wife, Janet B. Tabor by Warranty deed from Earl J. Smith and wife, Connie J. Smith of record in Book 4407, page 817, Register's Office for Davidson County, Tennessee, dated March 27, 1970 and recorded on April 01, 1970, and further vested solely in Paul Stewart Tabor by Final Decree of Marriage Dissolution Agreement recorded on September 25, 1997, of record in Book 10621, Page 670.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. 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 2083, Page 69, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 2242, Page 350, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This property, known as 307 Finley Drive, Nashville, TN 37217
(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 hand(s) this 3rd DAY OF February, 2017.

Paul Stewart Tabor

Paul Stewart Tabor

Marilyn Sue McKinney Tabor joins in this conveyance to convey any and all marital interest she may have in subject property.

Marilyn Sue McKinney Tabor

Marilyn Sue McKinney Tabor

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Stewart Tabor and wife, Marilyn Sue McKinney Tabor, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of February 2017.

Notary Public

My Commission Expires: 9/7/20
(SEAL

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My Commission Expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020