WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney at Law
Greater Nashville Title and Closing Company
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey C. Seifert	Jeffrey C. Seifert	06111017700
(NAME) 126 Circle Drive	(NAME) 126 Circle Drive	
(ADDRESS) Hendersonville TN 37075	(ADDRESS) Hendersonville TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170012907 DEEDWARR
Recvd: 02/13/17 10:03 2 pgs
Fees:13.00 Taxes:518.00
20170213-0014599

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, Mark D. Morris and wife, Kelley Morris, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey C. Seifert and wife, Pamela A. Seifert, 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 the east one-half of Lot no. 8 on the Plan of George Burrus Subdivision of Lot No. 81 of the Maplewood Home tract, as of record in Book 421, page 178, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 8 fronts 50 feet one inch on the southerly side of Curdwood Avenue and runs back between lines 242 feet on the easterly line and 239 feet on the westerly line to the northerly margin of McIver Street on which it measures 50 feet.

Being the same property conveyed to Mark D. Morris and wife, Kelley Morris, by Warranty Deed, dated August 25, 1995 from Johnnie J. Massey and wife, Marie G. Massey, of record in Book 9777, page 306, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ALL MATTERS SET FORTH ON THE MAP OF GEORGE BURRUS SUBDIVISION, LOT NO. 81, MAPLEWOOD HOME TRACT, RECORD IN PLAT BOOK 432, PAGE 178, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☑ property, known as 1014 Curdwood Blvd., Nashville, TN 37216
(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 our hands this 10th day of February, 2017.

Mark D. Morris

Kelley Morris

STATE OF TENNESSEE

*wife

COUNTY OF Davidson

On this 10th day of February, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark D. Morris and *Kelley Morris**, 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 they executed the same as their free act and deed.

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

My Commission Expires: 11-5-19
January 09, 2018

Notary Public,



Return To:

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Madison, TN 37115