Davidson County DEEDWARR Recvd: 03/01/17 11:24 3 pgs Fees:18.00 Taxes:1850.00 **20170301-0020195**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00 Affiant Subscribed and sworn to before me, this 28th DAY OF February, 2017. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
# WARRANTY DEED KW17-2004	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennas W. Davis	Renasant Bank	
2004 Eastland Ave. (ADDRESS)	P.O. Box 202028 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Florence, SC 29502-2028 (CITY) (STATE) (ZIP)	083-06-0-385.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER M. MORRIS AND WIFE, JULIE H. MORRIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DENNAS W. DAVIS AND RUTH A. DAVIS,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* husband and wife

Land in Davidson County, Tennessee, being Lot No. 3 and the Westerly 20 feet of Lot No. 2 on the Plan of McEwen Place, of record in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 and part of Lot No. 2 front together 50 feet on the Southerly side of Eastland Avenue, formerly Vaughn Pike, and run back between parallel lines 136.5 feet, more or less, to an alley.

Being the same property conveyed to Christopher M. Morris and wife, Julie H. Morris by Warranty Deed from Robert Braswell, married, of record in Instrument No. 20070815-0097500, Register's Office for Davidson County, Tennessee, dated August 13, 2007 and recorded on August 15, 2007.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record Plat Book 332, Page 133, Book 8177, Page 913, in Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2004 Eastland Ave. , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 28th day of February, 2017.

Christopher M. Morris

Julie H. Morris by attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

On this the 28th day of February, 2017, before me personally appeared Christopher M. Morris to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of February, 2017.

Notary Public

My Commission Expires: 2/15/2021

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF Tennessee
COUNTY OF Williamson

On this the 28th day of February, 2017, before me personally appeared Christopher M. Morris to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Julie H. Morris and who acknowledged he/she/they executed the same as the free act and deed of the said Julie H. Morris.

Witness my hand and official seal, this the 28th day of February, 2017.

Notary Public

My Commission Expires: 2/15/2021

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Deanna Cooper
Notary's Signature

My Commission Expires: 05/13/2020

