BILL GARRETT, Davidson County
Trans:T20170025761 DEEDWARR
Recvd: 03/27/17 15:05 2 pgs
Fees:13.00 Taxes:3422.50
20170327-0029805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $925,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of March, 2017.

Notary Public

My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017
(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Randal Scott Morrow, Trustee	ORNL FEDERAL CREDIT UNION	118-01-0-407.00
815 Montrose Avenue	211 S. RUTGERS AVENUE	
Nashville, TN 37212	OAK RIDGE, TN 37830	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael Lewis, unmarried, and Brent Owens, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Randal Scott Morrow, Trustee of the Randal Scott Morrow Revocable Trust dated June 18, 2013

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the northerly part of Lot No. 12 on the Plan of Bransford Realty Company's Subdivision of Montrose Park, as of record in Book 547, Page 25, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 56 feet on the South slide of Montrose Avenue and runs back between lines, 98 feet on the East line and 100 feet on the West line, along the Easterly margin of 9th Avenue, South, to a dead line in the rear on which it measures 72 feet more or less.

BEING the same property conveyed to Michael Lewis and Brent Owens by Warranty deed from Queen Simmons, Sharon Kay Smith, David Hereford and Brent Owens of record in Instrument No. 20150618-0058525 Register's Office for Davidson County, Tennessee.

This is improved property known as **815 Montrose Avenue, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of March, 2017.

Michael Lewis

Brent Owens by Michael Lewis,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Michael Lewis, individually and as attorney-in-fact for Brent Owens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, individually and as the free act and deed of the said Brent Owens.

Witness my hand and official seal this 24th day of March, 2017.

Notary Public
My Commission Expires: 8-4-20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 817022