BILL GARRETT, Davidson County
Trans:T20170031455 DEEDWARR
Recvd: 04/13/17 15:54 2 pgs
Fees:13.00 Taxes:1302.40
20170413-0036463

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$352,000.00~~, Affiant Subscribed and sworn to before me, this the 12th day of April, 2017. Notary Public My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Steven T. Morris	New Owner	
2811 Huntleigh Drive		08313001700
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GORDON GILBREATH AND WIFE, ELIZABETH GILBREATH**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN T. MORRIS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land as shown on property map 83-13, Assessor's Office, and lying on South 12th Street and Russell Street in Davidson County, Nashville, Tennessee. Bounded in general by South 12th Street on the east; Russell Street on the south; Richard E. McCoy III on the west; Gordon Gilbreath on the north. Being the eastern 125' of Lots 45 and 46 of the Plan of East Edgefield as recorded in Plat Book 21, page 147, R.O.D.C., more particularly described as follow:

Beginning at an iron pin set in the sidewalk at the west margin of South 12th Street (25' from the center) and the north margin of Russell Street (25' from the center), thence leaving South 12th Street and with the north margin of Russell Street N85°18'58"W 125' to an iron pin set, the southeast corner of Richard E. McCoy III (Ref. Deed Book 9665, page 277 R.O.D.C.); thence leaving Russell Street and with McCoy's east line N04°48'34"E 100.00' to an iron pin set in the south line of Gordon Gilbreath and Lot 44 of the Plan of East Edgefield (Ref. Plat Book 21, page 147 R.O.D.C), thence leaving McCoy and with the south line of Lot 44, S85°18'58"E 125.00' to an iron pin set on the west margin of South 12th Street, the southeast corner of said Lot 44, thence leaving Lot 44 and with the west margin of South 12th Street S04°48'34"W 100.00' to the point of beginning, containing 0.29 acres, more or less, and being the Gordon Gilbreath and Elizabeth Gilbreath Property as recorded in Instrument No. 20030618-0083984, Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated May 6, 2004.

Being a part of the same property conveyed to Gordon Gilbreath and wife, Elizabeth Gilbreath, as to an undivided fifty (50%) percent interest and Emily Cothran, as to an undivided fifty (50%) percent interest by General Warranty deed from Gordon Gilbreath and wife, Elizabeth Gilbreath of record in Instrument No. 20060921-0117311 Register's Office for Davidson County, Tennessee, dated September 20, 2006 and recorded on September 21, 2006.

Being the same property conveyed to Gordon Gilbreath and wife, Elizabeth Gilbreath by Quitclaim deed from Emily Cothran of record in Instrument No. 20160601-0055208 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 1, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 124 South 12th Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of April, 2017.

Gordon Gilbreath

Elizabeth Gilbreath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gordon Gilbreath and Elizabeth Gilbreath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of April, 2017.

Notary Public

My Commission Expires: 7-2-2018

