Davidson County DEEDWARR
Recvd: 04/27/17 08:39 3 pgs
Fees:18.00 Taxes:2042.40
20170427-0041226

Warranty Deed

Anna E. Rowland STATE OF TENNESSEE NOTARY PUBLIC Rutherford County	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $552,000.00 Affiant Subscribed and sworn to before me, this the 21st day of April, 2017. Notary Public My commission expires: 8.18.18

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:
Robyn Morrissey Micah Morrissey	NEW OWNER	
1709 Forrest Avenue		083-10-0-259.00
Nashville, TN 37206-1936		

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, **EVAN M. WITHERINGTON, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBYN MORRISSEY AND MICAH MORRISSEY, WIFE AND HUSBAND**, 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:

The following described property located in Davidson County, Tennessee, to-wit:

The Easterly One-half of Lot 83, on the Plan of the Subdivision of Lockeland-Chadwell Homeplace Subdivision, as shown on Plan of record in Book 57, Page 135, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

There is included in the above description but expressly excluded from this conveyance the following described parcel of land, to-wit:

The Westerly 15 feet of the Easterly 50 feet of the Northerly 50 feet of Lot 83, on the Plan of Lockeland-Chadwell Home Place Subdivision, as shown on Plan of record in Book 57, Page 135, in the Register's Office for Davidson County, Tennessee. Said Part of Lot Number 83 fronts 15 feet on the Southerly side of the first alley North of Forrest Avenue and runs back between parallel lines 50 feet to a dead tine. This is the 15' by 50' plot located at the rear of 1709 Forrest Avenue, and is more particularly described in Quitclaim Deed recorded in Instrument Number 20040107-0002896, in the above Register's Office.

Being the same property conveyed to Evan M. Witherington, unmarried by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20121011-0093329 Register's Office for Davidson County, Tennessee, dated October 04, 2012 and recorded on October 11, 2012.

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 1709 Forrest Avenue, Nashville, TN 37206-1936.

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 21st day of April, 2017.

Evan M. Witherington

Misty Witherington, spouse of Evan M. Witherington, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Misty Witherington

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 Evan M. Witherington and Misty Witherington, 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 21st day of April, 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

True Copy Certification

I, Kristen Traini, 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

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

