BILL GARRETT, Davidson County
Trans:T20170036301 DEEDWARR
Recvd: 05/01/17 09:30 2 pgs
Fees:13.00 Taxes:1080.40
20170501-0042255

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April2017

Notary Public

MY COMMISSION EXPIRES: 9-11-17
(Affix Seal)

JANICE H. COLLINS — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart B Moore and Taylor M Riley	New Owner	06103017400
5015 Inglewood Court		
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, *Cliff Overby, Mark Douglas Morris, and Stanley Hugh Morris, as tenants in common*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO *Stuart B Moore and Taylor M Riley, both unmarried as tenants in common with rights of survivorship*
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 Lot No. 53 on the Plan of Inglewood Heights Subdivision of the A.J. Coleman Property, as of record in Book 1424, page 85, in the Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Cliff Overby, Mark Douglas Morris, and Stanley Hugh Morris by Warranty Deed from Arthur S Dahlhauser and wife Margaret F Dahlhauser dated 7/15/16 and filed for record on 7/18/16 of record in Book 201607180073276, said Register's Office for said County.

This conveyance is subject to: Current years taxes, which have been prorated and assumed by the Grantees; All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by TCA 260-2-307 or other similar stature.

This is: Unimproved ( )
Improved (X) Property, known as 5015 Inglewood Court, Nashville, TN 37216
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 14th day of April, 2017.

Cliff Overby

Cliff Overby

Mark Douglas Morris By Cliff Overby Attorney In Fact

Mark Douglas Morris
By: Cliff Overby, Attorney-in-Fact

Stanley Hugh Morris By Cliff Overby Attorney In Fact

Stanley Hugh Morris
By: Cliff Overby, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cliff Overby** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2017.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cliff Overby the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument on behalf of Mark Douglas Morris, as his Attorney in Fact, as the free act and deed of the within named Mark Douglas Morris.

Witness my hand and official seal this 14th day of April, 2017.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cliff Overby** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument on behalf of Stanley Hugh Morris, as his Attorney in Fact, as the free act and deed of the within named Stanley Hugh Morris.

Witness my hand and official seal this 14th day of April, 2017.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY