BILL GARRETT, Davidson County
Trans:T20170041501 DEEDWARR
Recvd: 05/16/17 10:22 2 pgs
Fees:13.00 Taxes:2238.50
20170516-0048392

G#29623-2

| WARRANTY DEED | State of Tennessee )<br>County of Davidson )<br><br>The actual consideration or value, whichever is greater, for this transfer is **$605,000.00.**<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 12th day of May, 2017.<br><br>Notary Public<br>My commission expires: 3-6-18<br>(AFFIX SEAL) |
|---|---|

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Jannie Carter Williams,**<br>**Joseph L. Perry & Lisa Carter** | **"New Owners"** | **09208009000** |
| **1008-A 32nd Ave N** | | |
| **Nashville, TN 37209** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Albert B. Morrison and wife, Dorothy L. Morrison**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jannie Carter Williams and Joseph L. Perry and Lisa Carter, tenants in common**

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 Nos. 1 and 2 on the Plan of H. P. Bosticks 2nd Plan to Nashville, as of record in Book 21, Page 46, said Register's Office.**

**SAID Lot Nos. 1 and 2 front 50 feet each on the southerly side of Jo Johnston Avenue, formerly Line Street, and runs back between parallel lines 175 feet to an alley, said Lot No. 1 running back with the westerly margin of 18th Avenue, formerly Bostick Avenue.**

**INCLUDED in the above but EXCLUDED therefrom is that portion thereof described in the Agreed Final Order, a certified copy of which is of record in Book 5496, Page 804, said Register's Office.**

**BEING the same property conveyed to Albert B. Morrison and wife, Dorothy L. Morrison, by Warranty Deed dated May 10, 1996, from John W. Nolan, III, individually and as Trustee for Warren B. Sloan, II, with the right to rent, lease, mortgage, transfer, convey and sell without the necessity of the Beneficiary joining therein, as to an undivided 2/3 interest, and Mary S. McCord and Von Stanford Sloan, as joint tenants, as to an undivided 1/3 interest, of record in Book 10048, Page 141, and re-recorded in Book 10101, Page 97, Register's Office for Davidson County, Tennessee.**

**THIS instrument is being executed on behalf of Albert B. Morrison pursuant to a Durable Power of Attorney executed by him on the 25th day of November, 2009, of record in Instrument No. 20121130-0109995, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.**

This is improved property, known as (mailing address): **517 Dr D B Todd Jr Blvd, Nashville, TN 37203**.

Includes property known as: **517 & 519 Dr D B Todd Jr Blvd (former duplex, burned down); 521 & 523 Dr D B Todd Jr Blvd (duplex – 2 Units); 525 & 527 Dr D B Todd Jr Blvd (duplex – 2 Units); and, 1801 Jo Johnston Avenue (triplex – 3 Units), Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 my/our hand(s) this **12th** day of **May, 2017.**

Albert B. Morrison
By Dorothy L. Morrison
attorney in fact

**Albert B. Morrison**
**By Dorothy L. Morrison, Attorney-In-Fact**

Dorothy L. Morrison

**Dorothy L. Morrison**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Dorothy L. Morrison,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Albert B. Morrison,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Albert B. Morrison** for the purpose therein contained, by signing the name of **Albert B. Morrison** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **May, 2017.**

JB

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**Notary Public**

**My Commission Expires:** July 8, 2019

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Dorothy L. Morrison,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **May, 2017.**

JB

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**Notary Public**

**My Commission Expires:** July 8, 2019