WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170050178 DEEDWARR
Recvd: 06/13/17 08:40 2 pgs
Fees:13.00 Taxes:1665.00
20170613-0058959

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 09-14-2017

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE SHIRA HUGHES My Commission Expires 09-14-2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharece D. Thrower and Benjamin Nathan Leven	New Owner	
(NAME)	(NAME)	
4602 A Georgia Avenue		09112033400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **BRENT MORRIS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHARECE D. THROWER AND BENJAMIN NATHAN LEVEN,** 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. 505, of Block 79, Plan 1, West Nashville, as of record in Book 57, Pages 74 & 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed by Quitclaim Deed from Brent Morris, unmarried to Brent Morris, unmarried, as recorded on the 8th day of July, 2016 in Instrument No. 20160708-0069870; part of General Warranty Deed from William H. Bernstein and Hedwig M. Bernstein, husband and wife to Brent Morris, unmarried, as recorded on the 8th day of July, 2016 in Instrument No. 20160708-0069869 and part of Warranty Deed from Lewis H. Conner, Jr. and wife, Ashley W. Conner to William H. Bernstein and wife, Hedwig M. Bernstein, as recorded on the 4th day of May, 1993 in Deed Book 8937, Page 599, in the Register's Office of Davidson County, Tennessee.

Brent Morris has since married. This was never the principal place of residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4602 A Georgia Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 my hand this 19 day of May, 2017

5-19-17

BRENT MORRIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brent Morris, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19 day of May, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public