WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170050335 DEEDWARR
Recvd: 06/13/17 10:06 2 pgs
Fees:13.00 Taxes:3422.50
20170613-0059133

R-VRES-17-807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Affiant

KATHERINE VINCENT STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-11-2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shane Padgett Morris and Michelle Ann Morris	**Same as New Owner**	
(NAME)	(NAME)	**82-16-196.00**
807 A Fatherland Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUSSELL A. DIMMITT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHANE PADGETT MORRIS AND MICHELLE ANN MORRIS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 77, Barrow's Addition to Edgefield, East Nashville, of record in Plan Book 1, Page 13, Chancery Court for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Russell A. Dimmitt by Quitclaim Deed from Anthony D. Jessee, recorded September 26, 2007 in Instrument No. 20070926-0114847 and further being the same property conveyed to Russell A. Dimmitt and Anthony D. Jessee by Warranty Deed from Martha Ann Coe, formerly known as Martha Ann Jones, unmarried, recorded January 9, 2006 in Instrument No. 20060109-0002603, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Matters shown on the Plan of record in Plan Book 1, Page 13, Chancery Court for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument No. 20060808-0097252, Register's Office for Davidson County, Tennessee.

- Property Taxes for the year 2017 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **807 A Fatherland Street, Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF JUNE, 2017.

Russell A. Dimmitt

Ritalynn Solomon Dimmitt, spouse of Russell A. Dimmitt, hereby joins in this conveyance and does transfer and convey any and all marital interest Ritalynn Solomon Dimmitt may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of June, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RITALYNN SOLOMON DIMMITT, the within named bargainor, 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 the 8th of June, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212