BILL GARRETT, Davidson County
Trans: T20170050721 DEEDWARR
Recvd: 06/14/17 10:13 2 pgs
Fees: 13.00 Taxes: 1069.30
20170614-0059588

WARRANTY DEED

KW17-0236

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF June, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA L. IRWIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teddy J. Morrison	New Owners (NAME)	
236 Hillsboro Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		117-03-0D-236.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AUSTIN NEEL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TEDDY J. MORRISON AND WIFE, REGAN M. MORRISON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, and being Unit No. 236 on the Plan of Hillsboro Station Condominiums, Hillsboro Place, of record in Plat Book 6250, Page(s) 751 through 753, inclusive and as described in the Master Deed of record in 6740, Page 37, both of record in the Register's Office for said County and both to which reference is hereby made and the same incorporated herein for a complete description of said Unit, together with all fixtures, wall coverings, appliances, carpets and floor coverings, and/or other improvements therein and as contracted to be conveyed hereby and with that certain undivided interest in the General and Limited Common Elements appurtenant thereto (all hereinafter referred to as the "Property").

Being the same property conveyed to Gregory T. Finlay and Joe Finlay by Warranty Deed from Dana L. Irwin, an unmarried person, of record in Instrument No. 20060503-0050964, Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on May 03, 2006.

Being the same property conveyed to Austin Neel, unmarried by Warranty Deed from Gregory T. Finlay, an unmarried man and Joe Finlay, an unmarried man, of record in Instrument No. 20150610-0055030, Register's Office for Davidson County, Tennessee, dated June 08, 2015 and recorded on June 10, 2015.

unimproved ( )
This is improved (X) property, known as 236 Hillsboro Place , Nashville, Tennessee 37215
(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 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 9th day of June, 2017.

Austin Neel

STATE OF Tennessee
COUNTY OF Davidson

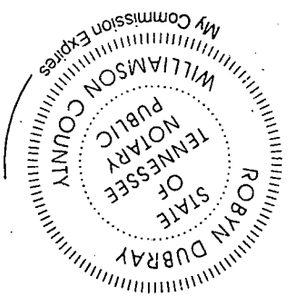
On this the 9th day of June, 2017, before me personally appeared Austin Neel, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of June, 2017.

Notary Public

My Commission Expires: 2/15/2021

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959