Davidson County DEEDWARR
Recvd: 07/10/17 15:13 2 pgs
Fees:13.00 Taxes:695.60
20170710-0069281

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$188,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 6th day of July, 2017

CR
Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

CARL E. DUNPHY II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Karita Waters	SAME	091-10-0-364.00
4400 Belmont Park Terrace #195		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Trustee for The 913 Morrow Road Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Karita Waters and husband, Neal Waters**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 88 on the plan of Morrow Meadows, Section Two, of record in Plan Book 2331, page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 88 fronts 50 feet on the southwesterly side of Morrow Road and extends back 115 feet on the northerly line and 139.3 feet on the southerly line to a dead line in the rear which is a broken line measuring 55.6 feet thereon.

Being the same property conveyed to The 913 Morrow Road Trust, L&O Farms, LLC, as Trustee, by deed from Linda D. Abrams and Michael W. Abrams, on August 30, 2010, of record in Instrument Number 20100908-0071541, Register's Office for Davidson County, Tennessee. And further conveyed to First Jordan, FLP by Quitclaim Deed of record in Instrument Number 20110624-0048641, said Register's Office. And further conveyed to The 913 Morrow Drive Trust, Amanda Dean, as Trustee by Quitclaim Deed from First Jordan, FLP of record in Instrument Number 20160418-0037097, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plan Book 2331, page 16, Register's Office Davidson County, Tennessee.

This is improved property known as: **913 Morrow Road, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 6, 2017.

The 913 Morrow Road Trust

By Amanda Dean, Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 6, 2017

My commission expires 5-5-19

Notary Public

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021