39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170066312 DEEDWARR
Recvd: 08/02/17 10:24 2 pgs
Fees: 13.00 Taxes: 1221.00
20170802-0078502

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser
Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Guy F. and Janine Christiano	Bank of TN	07309007000
(NAME)	(NAME)	
2412 Cooper Lane	301 E. Center St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Kingsport TN 37660	
(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, STANLEY H. MORRIS AND MARK D. MORRIS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GUY F. CHRISTIANO AND JANINE CHRISTIANO, HUSBAND AND WIFE, 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. 75 on the Plan of Gibson Heights, as of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee, to which plan of reference is made for a more complete description.

Being the same property conveyed to Mark D. Morris and Stanley H. Morris by deed from John C. McLemore, Trustee in bankruptcy, of record in Instrument No. 20170123-006868, Register's Office, Davidson County, Tennessee.

This property has never been the permanent residence of the grantor, grantor's spouse, or issue.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF GIBSON HEIGHTS, OF RECORD IN PLAT BOOK 1835, PAGE 133, SAID REGISTER'S OFFICE, AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD AFFECTING PROPERTY, IF ANY.

unimproved ☐

This is improved ☑ property, known as 2412 Cooper Lane, Nashville, TN 37216
(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 do covenant with the said GRANTEES that 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 do further covenant and bind , 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 our hands this 31st day of July, 2017.

Stanley H. Morris Jr.

Mark D. Morris

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of July, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stanley H. Morris Jr. and Mark D. Morris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/8/21

Notary Public,

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115