STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$155,000.00** (One Hundred Fifty Five Thousand).

Elizabeth Pomeroy
AFFIANT

Subscribed to and sworn before me this 10th day of August, 2017.

Tiffany Wagner
NOTARY PUBLIC MY COMMISSION EXPIRES: August 4, 2020
(NOTARY SEAL)

TIFFANY WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/11/17 10:51 3 pgs
Fees:18.00 Taxes:573.50
20170811-0082422

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Julie Richards 418 Indian Trail Madison, TN 37115	Franklin American Mortgage 6100 Tower Circle, Ste 600 Franklin, TN 37067	05112011700

WARRANTY DEED

FOR AND IN 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, I/WE, **STEPHEN S. MORRIS, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JULIE RICHARDS, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING Lots Nos. 27 & 28 on the Plan of Andrew Jackson's Addition to Montague Park, of record in Plat Book 547, Page 83 & 84, Register's Office for Davidson County, Tennessee. (Prior legal description containing a deminimis error of reciting Page 83 and 94).

SAID Lots Nos. 27 & 28 front together 81.2 feet on the northerly side of Indian Trail, and runs back between lines 57.7 feet on the easterly line and 70.8 feet on the westerly line to a dead line measuring 80 feet thereon.

Being the same property conveyed to Stephen S. Morris by deed from Wayne E. Morris and Stephen S. Morris, Successor Co-Trustee to The Morris Family Revocable Living Trust Agreement dated March 29, 1995, and executed by Wayne E. Morris, Stephen S. Morris and Peggy M. Campbell, individually, of record in Instrument No. 20160113-0003402, dated December 31, 2015 and recorded January 13, 2016, Register's Office for Davidson County, Tennessee.

Being also known as 418 Indian Trail, Madison, Tennessee 37115

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **418 INDIAN TRAIL** **MADISON, TN 37115**

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. Whenever 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, this 10th day of August, 2017

Stephen S. Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of August, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephen S. Morris** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 10th day of August, 2017.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

