Davidson County DEEDWARR
Recvd: 08/16/17 09:07 2 pgs
Fees:13.00 Taxes:543.90
20170816-0083877

# WARRANTY DEED

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

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147.000.00

Lee Ann Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 11-5-2018

**THIS INSTRUMENT WAS PREPARED BY**
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Damian Hunt | SWBC Mortgage Corp. | 16216003200 |
| (NAME) 1325 Hickory Park Court W. | 9311 San Pedro #100 | |
| (ADDRESS) Antioch TN 37013 | (ADDRESS) San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Regina Morrow and spouse Simon Morrow, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Damian Hunt, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 41-A, HICKORY PARK VILLAS SECTION 3 LOTS 41 THRU 47 ZONE LOT DIVISION AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 604 AS AMENDED IN PLAT BOOK 6250, PAGE 591, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TN TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO REGINA MORROW BY WARRANTY DEED FROM STEVEN B. ABBOTT AND WIFE, CATHERINE F. ABBOTT, DATED SEPTEMBER 2, 2016, OF RECORD IN INSTRUMENT NO. 20160923-0100711, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO STEVEN B. ABBOTT AND WIFE, CATHERINE F. ABBOTT, BY WARRANTY DEED FROM BARRY ZEITLIN AND WIFE, LINDA ZEITLIN, DATED DECEMBER 21, 2006, OF RECORD IN INSTRUMENT NO. 20061221-0157805, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1325 HICKORY PARK CT. W. ANTIOCH, TENNESSEE 37013.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

| This is: | | | | | | |
|---|---|---|---|---|---|---|
| Improved | property, known as | 1325 Hickory Park Court W. Antioch TN 37013 | | | | |
| | | (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 we do covenant with the said GRANTEES 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 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 08/15/17.

Regina Morrow

Simon Morrow

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Regina Morrow and Simon Morrow with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 08/15/17.

Notary Public

My Commission Expires: _____

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