THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P17-8559-BW	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 990,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF 30th, August 2017 Notary Public MY COMMISSION EXPIRES: 9/10/18 (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 2036 **DEEDWARR**
09/19/2017 08:06:11 AM 2 pgs
Fees: $13.00 Taxes: $3,663.00

20170919-0095538

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Christopher Morrison	New Owner	MAP 130-08-0
4321 Sneed Road		PARCEL 050.00
Nashville, TN 37215		
(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, **Fred T. Lowrance, Jr. and wife, Pocahontas Lowrance**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Christopher Morrison and Valerie Suzanne Morrison, 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. 9 and a portion of a 5-foot reserved strip immediately in the rear of said lot on the Plan of Belle Meade Annex of record in Plat Book 547, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 9 fronts 155 feet on the west side of Sneed Avenue and runs back between parallel lines 300 feet to the West line of the 5 foot reserved strip.

Included in the above description, but specifically excluded from the property herein is the following tract of land designated as "Property Overlap Description" in the Boundary Line Agreement of record in Instrument Number 20080423-0041530, in the Register's Office for Davidson County, Tennessee:

Beginning at an iron pin found in the Westerly margin of Sneed Road, at the Northeast corner of the Chad B. Wagner and Rebecca A. Wagner property described in Deed 20060718-0086174 and also being the Southeasterly corner of Lot 2 of Sneed Subdivision of record in Nat Book 20060316-0030420. Thence with the Southerly line of Sneed Subdivision South 82 degrees 23' 13" West passing an iron pin at 295.62 feet and. in all 300.00 feet to a point at the Northwesterly corner of the Wagner property. Said point being the true point of beginning:

Thence with the Northerly line of the Wagner property North 82 degrees 23' 13" East 11.15 feet to an iron pin; thence South 09 degrees 11' 05" East passing an iron pin at 55.35 feet and in all 155.04 feet to the an iron pin in the Southerly line of the Wagner property and also being in the Northerly line of the Merritt property described in Deed 20000619-0060797. Said point being South 82 degrees 23' 13" West 287.27 feet from an iron pin found at the Southeast corner of the Wagner property in the Westerly margin of Sneed Road: Thence South 82 degrees 23' 13" West 12.73 feet to a point at the Southwest comet of the Wagner property; thence with the Westerly line of the Wagner property North 08 degrees 36' 07" West 155.01 feet to the point of beginning. This overlap of property containing 0.04 acres, according to survey by Murray Wall & Company, P.C., 1923 Green Hills Boulevard, Franklin, Tennessee, dated December 12, 2006, File No. 199206.Being the same property conveyed to Fred T. Lowrance, Jr. and wife, Pocahontas Lowrance by Warranty deed from Chad E. Wagner and Rebecca A. Wagner, husband and wife of record in Instrument No. 20080509-0048263 Register's Office for Davidson County, Tennessee, dated May 08, 2008 and recorded on May 09, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4321 Sneed Road, Nashville, TN 37215.**

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 _____ hand( ) this the 30th day of August, 2017.

Fred T. Lowrance, Jr.

Pocahontas Lowrance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred T. Lowrance, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of August, 2017.

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pocahontas Lowrance** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30th day of August, 2017.

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY