# WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Pamela Ann Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2017.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mark Morris and Stanley Morris, Jr. | SAME AS NEW OWNER | 02504005400 |
| (NAME) | (NAME) | |
| 6509 Lickton Pike | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Bill Garrett Davidson County
Batch# 4928 DEEDWARR
09/26/2017 11:48:20 AM 2 pgs
Fees: $13.00 Taxes: $425.50
20170926-0098442

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, I, Lorene C. Ward, a/k/a Annie Lorene Ward,*unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Morris and Stanley Morris, Jr., Tenants in Common with a one-half interest each, 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:

***By and through my Attorney-in-Fact, Pamela Ann Smith**

A certain tract of land located in Davidson County, State of Tennessee, described as follow, to-wit:

Being Lot No. 18, Franklin Heights, of record in Plat Book 2083, Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ewing Ward and wife, Lorene C. Ward from Robert L. Hull and Wife, Betty H. Hull by Deed dated July 10, 1964 of record in Book 3576, Page 518, Register's Office for Davidson County, Tennessee. The said Ewing Ward having since died on July 30, 2010.

**THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF FRANKLIN HEIGHTS OF RECORD IN PLAT BOOK 2083, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.**

****Power of Attorney executed by Lorene C. Ward to Pamela Ann Smith is being recorded simultaneously herewith in Instrument No. 20170926-0098441, Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☑ property, known as 237 McCoin Dr., Goodlettsville, TN 37072
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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 my hand this 11th day of September, 2017.

Lorene C. Ward
Lorene C. Ward

By: Pamela Ann Smith Attorney in Fact
Pamela Ann Smith, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Pamela Ann Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Lorene C. Ward, acting as that person's agent and attorney in fact, and the said Pamela Ann Smith acknowledged that she executed the foregoing instrument as agent and attorney in fact for Lorene C. Ward for the purposes therein contained.

WITNESS my hand and seal, this 11th day of September, 2017.

My Commission Expires:
11-5-19

Sandy Balent
Notary Public,

Return To:

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

