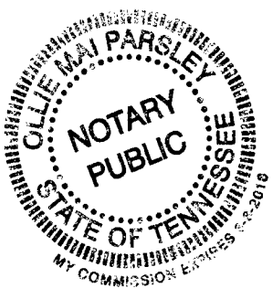
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STATE OF TENNESSEE 20753
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,400.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2017.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Jennifer G. Morphis	Send Tax Bills To:
(Name)	(Name)
307 Ensley Avenue	
(Street Address or Route Number)	(Street Address)
Old Hickory, TN 37138	
(City) (State) (Zip)	(City) (State) (Zip)

Bill Garrett Davidson County
Batch# 10815 DEEDWARR
10/10/2017 01:47:11 PM 2 pgs
Fees: $13.00 Taxes: $674.88

20171010-0103877

Map-Parcel Number(s): 04405011300

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, Cledue Sherman Reeves and wife, Sherry Reeves, a 1/2 undivided interest, and, Dion Reeves, a 1/2 undivided interest
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jennifer G. Morphis and Jeremy W. Morphis, Wife and Husband
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 Lots Nos. 69 on the Plan of Rayon City, as of record in Book 843, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Keith Pickett dba Pickett Properties by deed dated June 20, 2007, and filed in Instrument No. 20070621-0074089, said Register's Office.

Further BEING part of the same property conveyed to Cledue Sherman Reeves and wife, Sherry Reeves, a 1/3 undivided interest; Dion Reeves, a 1/3 undivided interest and Christy Reeves, a 1/3 undivided interest by deed from Keith Pickett dba Pickett Properties dated August 9, 2016, and filed in Instrument No. 20160811-0083646, said Register's Office. Christy Reeves having conveyed her 1/3 interest by Quitclaim Deed dated June 9, 2017, to Cledue Sherman Reeves and wife, Sherry Reeves, a 1/2 undivided interest and Dion Reeves, a 1/2 undivided interest, filed in Instrument No. 20170614-0059497, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 307 Ensley Avenue, Nashville, TN 37138.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 18th day of August, 2017.

Seller

Cledue Sherman Reeves

Sherry Reeves

Dion Reeves

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Cledue Sherman Reeves and Sherry Reeves, and, Dion Reeves, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of August, 2017.

My commission expires 3/ 6/2018.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018