Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-3527

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179664

Bill Garrett Davidson County
Batch# 15352 DEEDWARR
10/19/2017 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20171019-0107050

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2017. NOTARY PUBLIC My commission expires: 1-8-19

BENJON SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spencer Stevens and Hayleigh Stevens 104 Schooner Drive Hermitage, TN 37076	new owner	086 09 0 002.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Five Thousand and 00/100 Dollars ($185,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHELITA MORRIS, A SINGLE WOMAN, PAUL MORRIS AND SHEILA MORRIS, HUSBAND AND WIFE, TENANTS IN COMMON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SPENCER G. STEVENS AND HAYLEIGH S. STEVENS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Lakeside Woods Estates, Section 2, recorded in Book 6200, page 461, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shelita Morris, a single woman, Paul Morris and Sheila Morris, husband and wife, tenants in common, by Warranty Deed from Nancy B. Neal, unmarried, f/k/a Nancy J. Batts, dated 5/16/2014, recorded 5/22/2014, of record in Instrument #20140522-0044319, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 104 Schooner Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of October, 2017.

Sheila Morris by Shelita Morris attorney in fact
SHEILA MORRIS BY SHELITA MORRIS, ATTORNEY-IN-FACT

Paul Morris by Shelita Morris attorney
PAUL MORRIS BY SHELITA MORRIS, ATTORNEY-IN-FACT

Shelita Morris
SHELITA MORRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, to Shelita Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of October, 2017.

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

Notary Public
My commission expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Shelita Morris, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Paul Morris and Sheila Morris by Power of Attorney granted on_____ and acknowledged that she executed the same as the free act and deed of the said Paul Morris and Sheila Morris. 201710190107048

201710190107049

WITNESS my hand and seal, this the 16th day of October, 2017.

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

Notary Public
My commission expires: 1-8-19

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

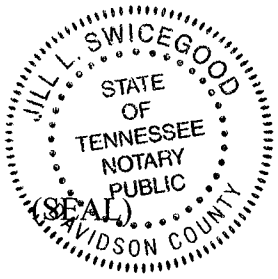
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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