WARRANTY DEED

Bill Garrett Davidson County
Batch# 19330 DEEDWARR
10/30/2017 12:45:08 PM 2 pgs
Fees: $13.00 Taxes: $402.93

20171030-0110950

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Mark Morris	SAME	19-13-61
(NAME)	(NAME)	
307 Church Street		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172722

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/we, Joseph E. Miller, William Miller, Jonathan Miller and Thomas Miller , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Mark Morris and wife, Kelley Morris, 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. :

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee, said tract being that property which was conveyed to S.R. Parks, et ux, by W.C. Moncrief & Company, Inc., in a deed of record, which is recorded in Book 3406, page 265, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at a rail road spike (new), in the center of Church Street, said railroad spike being located approximately 267 south of the intersection of Church Street and Depot Street, the northwest corner of this tract, and continuing, as follows: N 88° 22' 30" E, passing a corner of a tract of land which belongs to Tandem Services Plus, having a deed reference in Book 8895, Page 447, RODCT, in the easterly margin of Church Street, and continuing in all, 144.70 feet to an iron pin (new), a corner of said tract of land which belongs to Tandem Services Plus; thence, S 04° 56' 49" E, 85.00 feet to an iron pin (new) in the center of a drain, a corner of said tract of land which belongs to Tandem Services Plus, in the northerly boundary of a tract of land which belongs to Randall L. Miller, having a deed reference in instrument No. 20011212-0137370, RODCT; thence, S 88° 22' 30" W, passing the northwest corner of said tract of land which belongs to Randall L. Miller, in the easterly margin of Church Street, and continuing in all 144.70 feet to a railroad spike (new), in the center of Church Street; Thence, N 04° 56' 49" W. 85.00 feet to the point of beginning, containing 0.28 acres or 12,279 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated July 17, 2003.

Being the same property conveyed to Joseph E. Miller and William Miller and Jonathan Miller and Thomas Miller by Warranty Deed from Billy Glenis Parks, et al, dated October 30, 2003 and filed of record in Instrument Number 20031106-0163312, Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 307 Church Street, Goodlettsville, TN 37072
(House No.) (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/we do covenant with the said GRANTEES that I/we am/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 I/we 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of October, 2017

Joseph E. Miller

William Miller

Jonathan Miller

Thomas Miller

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joseph E. Miller and William Miller and Jonathan Miller and Thomas Miller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of October, 2017.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021