Bill Garrett Davidson County
Batch# 19367 DEEDWARR
10/30/2017 01:49:48 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20171030-0111015

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

Affiant

Sworn to and subscribed before me this 25th day of October, 2017.

Notary Public
My Commission Expires: 3/20/18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Bradley Austin	1621 Robindale Drive	Owner	
1621 Robindale Drive		"	098-06-0A-192.00 CO
Hermitage, TN 37076	Hermitage, TN 37076	"	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Thomas Eugene Morris, Jr. and Rachel Jane Morris husband and wife,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Bradley David Austin, an unmarried man,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Williamson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of the Final Plat of Phase Two, Section B, Bridgewater, a Planned Unit Development, of record at Instrument Number 20080422-0040985, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel Jane Morris and Thomas Eugene Morris, Jr., wife and husband, by Warranty Deed, from The Jones Company of Tennessee, L.L.C., a Missouri Limited Liability Company, of record in Instrument # 20140203-0009320, Register's Office for Davidson County, Tennessee, dated January 31, 2014 and recorded February 3, 2014.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and

The signature of Thomas E Morris Jr and Rachel Jane Morris is signed by their duly appointed Attorney-in-fact Charles E Morton IV, pursuant to the Power of Attorney recorded in Instrument # 20171030-0111014, Register's Office for Davidson County Tennessee.

interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2017 and subsequent years, a lien not yet due and payable.

The Plan of Record in Instrument # 20080422-0040985, said Register's Office.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 25th day of October, 2017.

Thomas Eugene Morris, Jr. by Charles E. Morton IV, his attorney in fact

Thomas Eugene Morris, Jr. by Charles E. Morton IV, his attorney in fact

Rachel Jane Morris by Charles E. Morton IV, attorney in fact

Rachel Jane Morris, by Charles E. Morton IV, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles E. Morton IV, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Thomas Eugene Morris, Jr. and Rachel Jane Morris, and acknowledged that he executed the same as the free act and deed of the said Thomas Eugene Morris, Jr. and Rachel Jane Morris.

WITNESS my hand and official seal at Franklin, Tennessee, this the 25th day of October, 2017.

NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY