Bill Garrett Davidson County
Batch# 27347 DEEDWARRSP
11/17/2017 11:15:25 AM 4 pgs
Fees: $23.00 Taxes: $488.40
20171117-0118269

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Subscribed and sworn to before me, this 15th day of November, 2017.

Notary Public
My commission expires: 7-6-2020

BRIAN HURST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 6, 2020

Address of New Owner:	Send Tax Bills to:	
The 2817 Colonial Circle Trust	New Owner	096-05-0-120.00
Po Box 160772		
Nashville, TN 37216		

SPECIAL WARRANTY DEED

Know all men by these presents that Daryl Lee Morris, unmarried and Wanda Jean Morris, Unmarried (the 'Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by Triston Jacobs, Trustee of the 2817 Colonial Circle Trust (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the 'Property").

This property is improved property known as 2817 Colonial Circle, Nashville, Tennessee 37214.

This Conveyance is subject to all matters set forth in **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions")

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple to the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

WITNESS our hand this the 15th day of June, 2017.

Daryl Lee Morris

Wanda Morris

Wanda Jean Morris

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daryl Lee Morris and Wanda Jean Morris** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 15th day of November, 2017.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Exhibit A

Property located in the county of Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Colonial Village, as of record in Book 1424, Page 58, Register's Office for Davidson County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mark Owen Morris and wife, Donna Renee Morris, by Warranty Deed from Jimmy Morris and wife, Mary Jo Morris dated July 21, 1995 of record in Book 9737, page 834, Register's Office for Davidson County.
Being the same property conveyed to Mark Owen Morris by Quitclaim Deed from Donna Renee Morris dated January 26, 2001 of record as Instrument No. 20010205-0010817, Register's Office for Davidson County.

The said Mark Owen Morris has since died on March 2, 2016, Intestate, leaving as his heirs, his biological son, Daryl Lee Morris and his wife, Wanda Jean Morris. For further evidence, please see Affidavit of Heirship of record in Instrument Number 201709150094539, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

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

2. All Matters appearing on the plan of record for Colonial Village Subdivision.

3. Subject to and all matters on the plat of record in Plat Book 1424, page 58 Register's Office of Davidson County, Tennessee.