Bill Garrett Davidson County
Batch# 32445 DEEDWARR
12/01/2017 03:33:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171201-0123002

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| **THIS DOCUMENT PREPARED BY**<br>Stephanie J. Edwards<br>Howard Mobley Hayes & Gontarek, PLLC<br>2319 Crestmoor Road<br>Nashville, Tennessee 37215<br>(615) 627-4444 | **This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).** |

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Mary Jean Morris, Trustee<br>1903 Cedar Lane<br>Nashville, TN 37212 | SAME | 117 04 0 315.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mary Jean Morris, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mary Jean Morris, Trustee of the Mary Jean Morris Revocable Trust dated November 29, 2017, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

**TO HAVE AND TO HOLD** the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this 29th day of November, 2017.

**Mary Jean Morris**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Jean Morris, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal on this 29th day of November, 2017.

Notary Public

My Commission Expires:

STEPHANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-07-2020

## EXHIBIT A

### Legal Description

Land in the 7th Civil District of Davidson County, Tennessee, being a part of Lot No. 1 on the Plan of the A. B. Montgomery Lands, as of record in Plan Book No. 1, page 22, Chancery Court at Nashville, described as follows:

BEGINNING on the southerly margin intersection of Ellenway or Cedar Lane at a point 90 feet west of the westerly margin of Battery Place, extended; thence with the southerly margin of Ellenway or Cedar Lane, westwardly 80 feet; thence, southwardly 160 feet to the northerly margin of an alley; thence, with said alley, eastwardly 70 feet to a point 90 feet west of the westerly margin of Battery Place, extended; thence, northwardly, parallel with the westerly margin of Battery Place, extended 160 feet to the beginning.

Being the same property conveyed by Warranty Deed executed by Charles R. Carlson and wife, Lucinda Carlson to Mary Jean Morris, femme sole dated July 18, 1983, filed for record July 19, 1983 at 12:21 P.M., and recorded in Book 6097, page 418, in the Register's Office of Davidson County, Tn.