This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1704546

Bill Garrett Davidson County
Batch# 34076 DEEDWARR
12/06/2017 10:42:32 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20171206-0124428

NEW OWNER:
Peter Munn Treadwell
544 Augusta Dr.
Hermitage, TN 37076

SEND TAX BILL TO:
Homestead Funding
8 Airline Dr.
Albany NY 12205

MAP & PARCEL:
75-4-115.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged **Cheryl Rae Cleveland , Executrix of the Estate of W,G. Morris,** hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto **Peter Munn Treadwell,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 396 on the Plan of Tulip Grove Subdivision, Section 6, of record in Book 4460, page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 396 fronts 100.0 feet on the southerly side of Augusta Drive and runs back 142.90 feet on the west side line and 137.90 feet on the east side line to a point in the rear on which it measures 108.32 feet thereon.

Being the same property conveyed to W.G. Morris et ux Ruth B. Morris from Orvil R. Smith et ux Jane E. Smith by Warranty Deed dated 4/17/1977, of record in Book 5139, page 199, Register's Office for Davidson County, Tennessee. The said Ruth B. Morris has since deceased on 2/16/15 leaving W.G. Morris as the sole surviving spouse and owner of said property. The said W.G. Morris has now since deceased on 2/9/17. The Last Will and Testament of W.G. has been opened for probate as evidenced in Davidson County, TN Probate Division, Docket No. 17P456 and Cheryl Rae Cleveland was appointed as Executrix of the Estate of W.G. Morris.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever;

AND **Cheryl Rae Cleveland, Executrix of the Estate of W.G. Morris,** does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Cheryl Rae Cleveland, Executrix of the Estate of W.G. Morris,** further covenants and bind her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **544 Augusta Drive, Hermitage, Tennessee 37076.**

Executed on this 1st day of December, 2017.

Cheryl Rae Cleveland, Executrix
Cheryl Rae Cleveland
Executrix of the Estate of W.G. Morris

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public of said County and State, Cheryl Rae Cleveland, who is the Executrix of the Estate of W. G. 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, as her free act and deed as the Executrix of the Estate of W.G. Morris, with full power and authority on behalf of the Estate of W. G. Morris.

Witness my hand this 1st day of December, 2017.

Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Sworn to and subscribed to me, the undersigned, this 1st day of December, 2017.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

My Commission Expires: 5-8-18