WARRANTY DEED

File #2017101351

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Ann Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-26-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela Sue Royster aka Pamela Royster	Highlands Residential Mortgage	174-11-A/54CO
(NAME) 1845 Annalee Drive	(NAME) 12001 N. Central Expressway, #750	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **H & N Morris Properties, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pamela Sue Royster aka Pamela Royster, a single woman,** 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:

Being Lot No. 153, on the plan of Subdivision Plat of Cane Ridge Farms Phase One, Section Two , as the same appears of record in Instrument No. 20020712-0084135, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to H&N Morris Properties, LLC by Quitclaim Deed from Harold F. Morris and wife, Nancy J. Morris, dated 06/30/2004, of record in Instrument No. 20040723-0088487, said Register's Office.

This conveyance is subject to: Taxes for the year 2018, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20020712-0084135, said Register's Office.; Charter for H & N Morris Properties as of record in Instrument No. 20040303-0024009, said Register's Office.; Conveyance of Common Area as of record in Instrument No. 20010815-0088361, said Register's Office.; Easement to USA as of record in Book 4428, Page 565, said Register's Office.; Easement to Metropolitan Government as of record in Book 5078, Page 476, said Register's Office.; Detention Maintenance Agreement as of record in Instrument No. 20070130-0012097, said Register's Office.; Declaration of Covenants as of record in Instrument No. 20000905-0087103; 20001204-0119093; 20010815-0088370; 20040319-0031603; 20041102-0131848; and 20010815-0088360, said Register's Office.; HOA Charter as of record in Instrument No. 20010815-0088360, said Register's Office.; Bylaws as of record in Instrument No. 20000905-0087103, said Register's Office.

Bill Garrett Davidson County
Batch# 36320 DEEDWARR
12/12/2017 10:51:30 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20171212-0126519

unimproved ☐
This is improved ☒ property, known as **1845 Annalee Dr., Antioch,TN,37013**

(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of December, 2017.

H & N Morris Properties, LLC

BY: _____

Harold F. Morris, Member

H & N Morris Properties, LLC

BY: _____

Nancy J. Morris, Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Harold F. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of H & N Morris Properties, LLC, the within named bargainor, a limited liability company, and that he as such member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as member.

Witness my hand and official seal at office, this 11th day of December, 2017.

Commission expires:

8/18/18

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Nancy J. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member of H & N Morris Properties, LLC, the within named bargainor, a limited liability company, and that she as such member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as member.

Witness my hand and official seal at office, this 11th day of December, 2017.

Commission expires:

8/18/18

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

_____

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 3/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2019