Bill Garrett Davidson County
Batch# 44152 DEEDWARR
01/04/2018 08:41:30 AM 5 pgs
Fees: $28.00 Taxes: $573.50
20180104-0001156

WARRANTY DEED

MAIL RECORDED DEED TO:

CELESTE MORROW
404 JORDAN LEIGH COURT
GOODLETTSVILLE, TN 37072

OWNER (SEND TAX BILLS TO):

CELESTE MORROW
404 JORDAN LEIGH COURT
GOODLETTSVILLE, TN 37072

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY-FIVE THOUSAND AND 00/100 Dollars ($155,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MOZELL MAGNOLIA SMITH, an unmarried woman (herein, "Grantor"), whose address is 119 Hardaway Drive, Goodlettsville, TN 37072, hereby sells, transfers and conveys to CELESTE MORROW, an unmarried woman (herein, "Grantee"), whose address is 404 Jordan Leigh Court, Goodlettsville, TN 37072, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 119 Hardaway Drive, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

PIN NO: 033 08 0 093.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

WITNESS my hand and seal this 28th day of Dec, 2017.

GRANTOR:

Mozell Magnolia Smith

Mozell Magnolia Smith

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mozell Magnolia Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of Dec, 2017.

[Affix Notary Seal]

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

James A. Farley
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-26-20

OATH OF CONSIDERATION

STATE OF MICHIGAN
COUNTY OF Wayne

The actual consideration or value, whichever is greater, for this transfer is $ 155,000.00.

GRANTEE

Grantee signature _____
Celeste Morrow

Subscribed and sworn to under oath before me, this 28 day of Dec, 2017.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-3-21

[Affix Notary Seal]

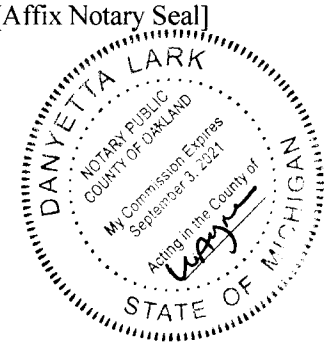


EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 363 ON THE PLAN OF GATEWOOD, SECTION II, AS OF RECORD IN BOOK 3700, PAGE 144 AND 145, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE PARTICULAR DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20011206-0134421 on December 6, 2001.

PIN NO: 033 08 0 093.00

STREET ADDRESS:

119 Hardaway Drive, Goodlettsville, TN 37072

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

17-94221 (ds)

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** 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. 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY