Bill Garrett Davidson County
Batch# 51840 DEEDWARR
01/26/2018 10:14:20 AM 2 pgs
Fees: $13.00 Taxes: $510.60
20180126-0008325

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 107
Brentwood, TN 37027

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $138,000.00

Affiant

Subscribed and sworn to before me, this 25th day January, 2018

Notary Public
My commission expires 1-22-21

Address of New Owner:
Ashley Harris
2817 Colonial Circle
Nashville, TN 37214

Send Tax Bills to:
Same

Tax Information
096-05-0-120.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean Successor Trustee of The 2817 Colonial Circle Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ashley Harris,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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 Triston Jacobs, Trustee of The 2817 Colonial Circle Trust, from Daryl Lee Morris, unmarried and Wanda Jean Morris, unmarried, by Special Warranty Deed and recorded on November 17, 2017 of record Instrument Number 20171117-0118269, Register's Office for Davidson County, Tennessee.

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.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

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

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 25th day of January, 2018.

The 2817 Colonial Circle Trust

By: _____
Amanda Dean
Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amanda Dean Successor Trustee of The 2817 Colonial Circle Trust,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of January, 2018.

_____
Notary Public

My Commission expires: 5-5-19

STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

FILE NO: 2018015679