Bill Garrett Davidson County
Batch# 64029 DEEDWARR
03/01/2018 12:15:31 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20180301-0019341

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$245,000.00**
| Angie Hoogenheide
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th day of February, 2018.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 12/15/21
| (AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Paul Predella Susan Elizabeth Predella 117 Fitzpatrick Court Nashville, TN 37214	new owner	108-04-213.00

For and in 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, we,

Michael Morris, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Robert Paul Predella and Susan Elizabeth Predella, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 379 on the Plan of Larchwood, Section Seven, as shown by plat of record in Plat Book 6900, Page 274, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Steve Morris and Marianne Morris, husband and wife by Warranty Deed from Robert Lee Tudor J. and wife, Bobbie Ann Tudor, dated 12/31/2001, of record in Instrument Number 20011218-0139429, Register's Office for Davidson County, TN. Property was then conveyed to Steve Morris, unmarried by Quitclaim Deed from Steve Morris and Marianne Morris, husband and wife, dated June 30, 2005, of record in Instrument Number 20050714-0081799, Register's Office for Davidson County, TN. Steve Morris AKA Steve Allen Morris died July 12, 2013. Property then vested in Jeffrey Morris, Michael Morris and Nicole Morris Lafever pursuant to Affidavits of Heirship of record in Instrument Number 20171107-0114656 and Instrument Number 20171107-0114657, Register's Office for Davison County, TN. Property was further conveyed to Michael Morris by Quitlclaim Deed from Nicole Morris Lafever, dated 08/14/2017, of record in Instrument Number 20171107-0114658, and Quitclaim Deed from Jeffrey Morris, dated 09/25/2017, of record Instrument Number 20171107-0114659, both in the Register's Office of Davidson County, TN.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6900, Page 274, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 7216, Page 574, Register's Office for Davidson County, Tennessee.
4) Property is subject to an Easement to Comcast for Broadband Communications of record in Instrument Number 20100219-0012995, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **117 Fitzpatrick Court, Nashville, TN 37214**
(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 my hand(s) this 26th day of February, 2018.

Michael Morris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michael Morris, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 9-1-21

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076