Bill Garrett Davidson County
Batch# 88195 DEEDWARR
05/04/2018 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20180504-0042695

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

Jill Brayar
Affiant

Subscribed and sworn to before me, this 3rd **day of May, 2018.**

Angela G. Batson
Notary Public
My commission expires: 9-7-21

02-1803-50390

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Frankie Barr 109 Randy Road Madison TN 37115	Peoples Home Equity, Inc. 5205 Maryland Way, Suite 100 Brentwood, TN 37027	043-15-0-052.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chase W. Morris, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Frankie Barr**, * a single man hereinafter called the Grantees, their successors 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. 63, on the Plan of Rainbow Terrace, Section V, of record in Book 2133, Page 72, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chase W. Morris, a single man by deed from Ronald E. Morris and wife, Andrea C. Morris, dated September 18, 2015, recorded September 22, 2015, of record in Instrument No. 20150922-0096076, Register's Office for Davidson County, Tennessee.

Chelsey Jones joins in executing this document, conveying any marital interest she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 109 Randy Road, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 2nd day of May, 2018.

Chase W. Morris

Chelsey Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Chase W. Morris and Chelsey Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 2nd day of May, 2018.

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

Certification of Authenticity

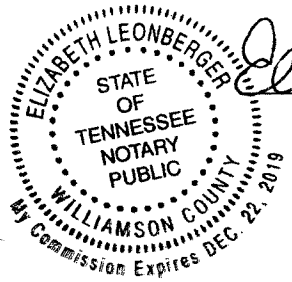
I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).