Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-KW-18-4412

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180616478

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$385,000.00~~.

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2018.

Notary Public
My Commission Expires: 7-6-2020

KRISTEN RADCLIFFE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-6-2020

Bill Garrett Davidson County
Batch# 120898 DEEDWARR
07/25/2018 02:42:44 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20180725-0072654

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erin Kirkpatrick and Michael Kirkpatrick 4412 Prescott Road Nashville TN 37204	New Owner	Tax Parcel ID No. 132-11-0-085.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Olen Lee Morrison, individually, Carol Andrews Morrison, and Miranda Leigh Morrison Morton and Leannya Dawn Morrison Long, as equal tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erin Kirkpatrick and Michael Kirkpatrick, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Section III, Southmeade of record in Plat Book 2900, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except that portion of property conveyed to the State of Tennessee of record in Book 10524, page 818, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the west existing controlled access right of way line of Interstate Route 65, said point being on the common property line between Victor J. Boero, et ux. and the grantors herein and located 150.06 feet left of Interstate Route 65 survey centerline station 206+94.71; thence with said common property line South 75 degrees 58 minutes 01 seconds West a distance of 13.4 feet, more or less to a point located 163.49 feet left of survey centerline station 207+88, more or less, said point being on the west proposed controlled access right of way line; thence with said proposed controlled access right of way line North 08 degrees 09 minutes 24 seconds East a distance of 88 feet, more or less, to a point located 163.49 feet left of survey centerline station 207+76.39, said point being on the common property line between Robert G. Brown, et ux. and the grantors herein; thence with said common property line South 59 degrees 22 minutes 12 seconds East a distance of 13.4 feet, more or less to a point located 150.02 feet left of survey centerline station 207+70.81, said point being on the west existing controlled access right of way line of Interstate Route 65; thence with said existing controlled access right of way line Southwesterly a distance of 76,10 feet to the POINT OF BEGINNING and containing 1,098 square feet, more or less.

Being the same property conveyed to Olen Lee Morrison, individually, Carol Andrews Morrison, Miranda Leigh Morrison Morton and Leannya Dawn Morrison Long, as equal tenants in common by Trustee's Quitclaim deed from Olen Lee Morrison, Trustee of the "Yenner Living Trust" dated November 20, 1997, created by Trust Agreement Executed by Barbara Jean Yenner of record in Instrument No. 20170419-0038360, as corrected in Instrument No. 20170713-0070617 Register's Office for Davidson County, Tennessee, dated April 17, 2017 and recorded on April 19, 2017.

The execution of this instrument is effected by the signature of Olen Lee Morrison as Attorney-in-fact for Miranda Leigh Morrison Morton, which Power of Attorney is recorded in Instrument Number 20170809-0081414, Register's Office for Davidson County, Tennessee.

The execution of this instrument is effected by the signature of Olen Lee Morrison as Attorney-in-fact for Leannya Dawn Morrison Long, which Power of Attorney is recorded in Instrument Number 20170809-0081413, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 92, Register's Office for Davidson County, Tennessee.

Deed to the State of Tennessee of record in Book 10524, Page 818, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6303, Page 500, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4412 Prescott Road Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of July, 2018.

Olen Lee Morrison

Olen Lee Morrison

Carol Andrews Morrison

Carol Andrews Morrison

Miranda Leigh Morrison Morton by Olen Lee Morrison, Attorney-in-fact

Miranda Leigh Morrison Morton by Olen Lee Morrison, Attorney-in-fact

Leannya Dawn Morrison Long by Olen Lee Morrison, Attorney-in-fact

Leannya Dawn Morrison Long by Olen Lee Morrison, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Olen Lee Morrison and Carol Andrews Morrison, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of July, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Olen Lee Morrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Miranda Leigh Morrison Morton and Leannya Dawn Morrison Long and that he is authorized by Miranda Leigh Morrison Morton and Leannya Dawn Morrison Long to execute this instrument on their behalf.

WITNESS my hand, at office, this 23rd day of July, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020