Bill Garrett Davidson County
Batch# 122058 DEEDWARR
07/30/2018 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $582.75
20180730-0073706

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $157,500.00

Affiant

Subscribed and sworn to before me, this 27th day of July, 2018.

Notary Public
My commission expires:

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-24-2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Serena M. Yetter	**Bank of England**	**02100006800**
6451 Clarksville Pike	**5 Statehouse Plaza #500**	
Joelton, TN 37080	**Little Rock, AR 72201**	

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 ACKNOWLEDGE, WE,

Jennifer Holt-Morris, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Serena M. Yetter, single woman

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 part of Lot No. 30 on the Map of the Garrett Plan of Ridge Lands, located on Clarksville Pike, and described according to a copy of a survey made April 29, 1953, by J.P. Gallaher as follows:

Beginning at an intersection of U.S. Highway 41-A and the Old Nashville and Clarksville Pike at point in the south line of said Highway 41-A, and running with the middle of the Nashville and Clarksville Pike south 51 deg. east 26-14/25 poles 436.24 feet to a stake in the middle of said pike; thence north 12 deg. east 12-11/25 poles 205.26 feet to a stake in the south line of U.S. Highway 41-A; thence with the South line of said Highway, north 80 deg.
West 23- 3/5 poles 389.4 feet to the beginning.

Being the same property conveyed to Jennifer Holt-Morris, married, by Warranty Deed from Russell S. Smith, unmarried, dated December 7, 2017, of record in Instrument No. 20171208-0125554, Register's Office for Davidson County, Tennessee. Michael Morris joins in this conveyance to convey any and all interest in subject property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 6451 Clarksville Pike, Joelton, TN 37080.

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 in 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.

Jennifer Holt-Morris Date: 7/26/18

Michael Morris Date: 7/26/18

STATE OF Tennessee

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Jennifer Holt-Morris and Michael Morris, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 12-29-2019

NOTARY PUBLIC

My Commission Expires: 12/29/19

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018