Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-1409

Bill Garrett Davidson County
Batch# 124737 **DEEDWARR**
08/06/2018 09:55:02 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20180806-0076815

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 1, 2018.

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Caroline Woods and Christopher Woods 465 High Point Terrace Brentwood, TN 37027	New Owner	181-10-0D-016.00-CO

WARRANTY DEED

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, I/WE,

Christopher E. Morrow and Roxanna L. Morrow, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caroline Woods and Christopher Woods, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Final Plat for Jackson Valley Subdivision, Section Two, of record in Instrument No. 20071012-0121332, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being a portion of the same property conveyed to GSH Development, LLC by Warranty Deed from Jesse M. Ronald, an unmarried man, of record in Instrument No. 20050215-0017124, Register's Office for Davidson County, Tennessee, dated February 10, 2005 and recorded on February 15, 2005.

Being a portion of the same property conveyed to Jackson Valley Land Partners, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from GSH Development, LLC, a Tennesse Limited Liability Company, of record in Instrument No. 20130320-0027421, Register's Office for Davidson County, Tennessee, dated March 18, 2013 and recorded on March 20, 2013.

Being the same property conveyed to Christopher E. Morrow and Roxanna L. Morrow, husband and wife by Warranty Deed from Jackson Valley Land Partners, LLC, a Tennesse Limited Liability Company, of record in Instrument No. 20160721-0075013, Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 21, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 465 High Point Terrace, Brentwood, TN 37027.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the August 1, 2018.

Roxanna Morrow

Roxanna Morrow

Chris Morrow

STATE OF WA
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roxanna Morrow and Chris Morrow** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this August 1, 2018.

Patricia A Walsh

Notary Public
My Commission Expires: 11-10-2019

(Notary Seal)

PATRICIA A WALSH
Notary Public
State of Washington
My Appointment Expires Nov 10, 2019