Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1305

Bill Garrett Davidson County
Batch# 131105 DEEDWARR
08/20/2018 03:30:49 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20180820-0082583

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carmen M. Naranjo, a widow**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph W. Morris, a married man, and Timothy Warren Morris, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Cross Timbers Subdivision, Section 1, as of record in Book 3700, page 37, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Jose J. Naranjo and wife, Carmen M. Naranjo by deed from Dennis William Conrad and wife, Eleanor Fay Conrad, dated June 28, 2001, of record in Instrument No. 20010709-0072628, and by agreed order of record in Instrument No. 20180612-0056462, Register's Office for Davidson County, Tennessee. Jose J. Naranjo died on February 6, 2018. Upon his death, all rights, interest and title of the property were transferred to Carmen M. Naranjo.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7332 Highway 70 South, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of August, 2018.

Carmen M. Naranjo

State of Tennessee)
County of Davidson)

On this 20th day of August, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Carmen M. Naranjo, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 210,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of August, 2018.

Notary Public

My Commission Expires: 11-3-20

KAREN BAUGHMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:
Joseph W. Morris
7454 Huntwick Trail
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
142-07-0-011.00