WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 145249 DEEDWARR
09/26/2018 09:08:05 AM 2 pgs
Fees: $13.00 Taxes: $1,061.90

20180926-0095254

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2021

B-CB-18-304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin R. Morris and Tracy G. Morris	**First Tennessee Bank**	
(NAME)	(NAME)	**149-04-0-007.00**
304 Rural Hill Court	**300 Court Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Memphis, TN 38103**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLOTTE L. GARRISON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN R. MORRIS AND TRACY G. MORRIS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 33, Plan of Dorhill Acres, Section II as of record in Book 2331, page 144, Register's Office for Davidson County, Tennessee. Said lot 33 fronts 97.41 feet on the Easterly side of Rural Hill Court and runs back between 312 feet on the Southerly line and 325.7 feet on the Northerly line to a broken line at the rear measuring 235.7feet thereon.

Being the same property conveyed to John Thomas Garrison and wife Charlotte Lester Garrison by Warranty deed from William R. Munden and wife Elizabeth T. Munden of record in Book 4387, page 687, Register's Office for Davidson County, Tennessee, dated December 18, 1969 and recorded on December 19, 1969.

Being the same property conveyed to Charlotte L. Garrison by QuitClaim deed from John T. Garrison of record in Book 6557, page 573, Register's Office for Davidson County, Tennessee, dated December 28, 1984 and recorded on May 15, 1985.

This conveyance is subject to:
- 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 2331, Page 144, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2597, Page (s) 476 and 477, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **304 Rural Hill Court, Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF SEPTEMBER, 2018.

Charlotte L. Garrison

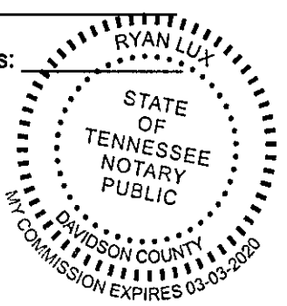
Charlotte L. Garrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLOTTE L. GARRISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212