Karen Y Johnson Davidson County
Batch# 147889 DEEDWARR
10/02/2018 10:10:16 AM 2 pgs
Fees: $13.00 Taxes: $859.05
20181002-0097574

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,175.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2018.

Notary Public
MY COMMISSION EXPIRES: 5.17.21
File No. G18-3178

TRACEY TRUMPHOUR STATE OF TENNEESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason Nieves and Ana Miriam Rivera Quintana (NAME)	Primary Residential Mtg (NAME)	74-8-52
7007 Bonnavent Drive (STREET ADDRESS)	1795 International Way (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Idaho Falls, ID 83402 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Douglas M. Morrow, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Nieves, and Ana Miriam Rivera Quintana, as joint tenants**, 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 Lot No. 801 on the Map of Hermitage Hills Subdivision, Sec. 7 of record in Book 3300, pages 62 and 63, Register's Office for said County.

Said Lot No. 801 fronts 89 feet on the westerly margin of Bonnavent Drive and runs back between lines measuring 150.57 feet on the northerly side and 150.0 feet on the southerly side to a dead line in the rear of which it measures 85.3 feet.

Being the same property conveyed to Karen C. Stribel and Douglas M. Morrow, married by deed from Robert A. Dowdy, Jr. and wife, Linda L. Dowdy, dated July 26, 1996, in Book 10137, page 49, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas M. Morrow, married, by Quitclaim Deed dated June 11, 2001 from Karen C. Stribel and Douglas M. Morrow, recorded July 10, 2001, in Instrument Number 20010710-0073168, in the Official Records of Davidson County, Tennessee.
Janice Morrow joins in this conveyance for the purpse of conveying any interest she may have in said proeprty, particualrly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3300, page 62-63, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 3399, page 446 and Book 3404, page 165, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7007 Bonnavent Drive, Hermitage, TN 37076.

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 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. Whenever 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 28th day of September, 2018.

X _____
Douglas M. Morrow

X _____
Janice Morrow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2018, before me personally appeared Douglas M. Morrow and Janice Morrow, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 28th day of September, 2018.

_____
Notary Signature
My commission expires: 5/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066