WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169458 DEEDWARR
12/03/2018 11:11:21 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20181203-0117549

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2018 30TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

~~PREPARED BY:~~ RETURN TO
~~BANKERS TITLE & ESCROW CORP~~
~~3210 WEST END AVE.~~
~~NASHVILLE, TN 37203~~

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian W. Morris	Pinnacle Bank	
(NAME)	(NAME)	
817 Barbara Drive	150 3rd Avenue South, Ste. 900	05103016900
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37201	
(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 considerations, the receipt of which is hereby acknowledged, I Judy Eberhart Squires, an unmarried woman, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Brian W. Morris and Molly B. Morris, husband and wife, hereinafter called the GRANTEE(S), their 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. 136 on the Plan of Pleasent Acres, Section II, of record in Plat Book 2133, Page 75, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING with a point in the southeast margin of Chadwell Drive at the common corner of lots 136 and 160; thence with the line between said two lots 218.0 feet in a southeasterly direction to a point being the common corner of lots 160, 136 and 137; thence with the line between lots 136, 137, 192.28 feet in a northeasterly direction to a point in the southwest corner of Barbara Drive; thence along said margin 180.25 feet in a northwesterly direction to a point which is the beginning of a curve; thence arount said curve 33.52 feet to a point in the southeast margin of Chadwell Drive; thence along said margin 166.66 feet to the point of beginning.

Being the same property conveyed to Judy Eberhart Squires by Installment Deed from C. Roy Gwaltney, dated May 13, 1981 and recorded May 15, 1981 of record in Book 5745, Page 783, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2133, Page 75, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Book 2204, Page 47, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 817 Barbara Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective this ~~30TH~~ day of November, 201830th day of November, 2018.

Judy Eberhart Squires

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy Eberhart Squires, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this .

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122