WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 176357 DEEDWARR
12/20/2018 10:32:50 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20181220-0123872

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF December 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Morrison and Barbara O. Morrison	SAME	
(NAME)	(NAME)	
2805 Westwood Avenue		104-14 133
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **LEE T. NUTINI AND PAIGE A. NUTINI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT E. MORRISON AND BARBARA O. MORRISON, HUSBAND AND WIFE,** 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 the easterly 50 feet of the westerly 100 feet of the northerly 140 feet of Lot No. 25 on the Plan of Belair, of record in plat Book 332, page 6, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 25 fronts 50 feet on the southerly margin of Westwood Avenue and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Paige M. Ayres, unmarried, and Lee T. Nutini, Unmarried, by deed from Henry D. Varnell, IV and Ellen J. Varnell of record in Instrument No. 20170407-0034148, said Register's Office. Paige M. Ayres and Lee T. Nutini have since married. Paige M. Ayres is now known as Paige A. Nutini.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2805 Westwood Avenue, Nashville, TN 37212
(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 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. 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 hand this 14th day of December, 2018

Lee T. Nutini
By: Paige A. Nutini, Attorney in fact

LEE T. NUTINI

BY: PAIGE A. NUTINI, ATTORNEY IN FACT

Paige A. Nutini

PAIGE A. NUTINI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paige A. Nutini, the bargainor, 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 14th day of December, 2018.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2019

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2018, before me personally appeared Paige A. Nutini, to me known to be the person who executed the foregoing instrument on behalf of Lee T. Nutini and acknowledged that she executed the same as the free act and deed of Lee T. Nutini.

Witness my hand and official seal this 14th day of December, 2018.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2019

Notary Public