Name and Address of New Owner:
Daniel Reeder
PO Box 1312
Goodlettsville, TN 37070-1312

Send Tax Bills To:
New owner

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 018-16-0-168

Karen Johnson Davidson County
Batch# 211701 DEEDWARR
03/29/2019 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $490.25
20190329-0028609

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Randy Morton and Patricia Morton, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Reeder, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Wayne S. Cooper, Surveyor, dated December 7, 1968, as follows:

Beginning at an iron pin in the Northerly margin of Moncrief Avenue, said point being the Southeast corner of the property conveyed to Geneva Mosley by deed from William T. Baker and wife, Mary S. Baker, of record in Book 3026, Page 477, said Register' s Office; thence along Mosley' s Easterly line, North 2 deg. 00' East 129.0 feet to an iron pin; thence South 89 deg. 01' East 136.0 feet to an iron pin, thence South 27 deg. 30' 57.0 feet, more or less, to an iron pin in the Northerly margin of Moncrief Avenue; thence with the margin of the same, South 50 deg. 43' West 61.0 feet, South 61 deg. 35' West 49.0 feet and South 80 deg. 00' West 78.25 feet to the point of beginning.

Being the same property conveyed to Randy S. Morton and Patricia Morton, husband and wife by warranty deed from Goodness, LLC, a Tennessee limited liability company of record in Instrument No. 20140922-0086874 Register's Office for Davidson County, Tennessee, dated September 18, 2014 and recorded on September 22, 2014. See also Scrivener's Affidavit of record in Instrument No. 20141110-0103776 of the same Office.

Being also known as 119 Moncrief Avenue Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR 2019 AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of March, 2019.

Randy Morton (SEAL)
Randy Morton

Patricia Morton (SEAL)
Patricia Morton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of March, 2019, before me personally appeared Randy Morton and Patricia Morton, to me known (or proved to me on the basis of satisfactory evidence) 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 29th day of March, 2019.

Notary Signature
My commission expires: 11-5-19

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $132,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of March, 2019.

Notary Public
My commission expires: 3/8/21
File No. 2019-161

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

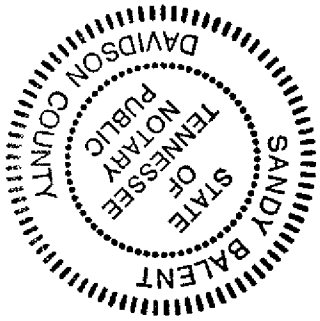
County of Davidson

Personally appeared before me, Sandy Balent (Notary's Name), a notary public for this county and state, Steven Disser (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).