Karen Johnson Davidson County
Batch# 214714 DEEDWARR
04/08/2019 08:16:20 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20190408-0031359

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this Transaction is $125,000.00

Affiant

Sworn to and subscribed before me this 3rd day of March, 2019.

NOTARY PUBLIC

My Commission expires 11/24/2019

THIS INSTRUMENT WAS PREPARED BY:
W. Faye Novelly, UAW-FCA-FORD–GM Legal Services Plan
3011 Harrah Drive, Suite B, Spring Hill, TN 37174

ADDRESS OF OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL ID:**
James R. Morrison 119 Carter Lane Mt. Juliet, TN 37122	James R. Morrison 119 Carter Lane Mt. Juliet, TN 37122	**075 09 0 269.00**

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty-Five Thousand Dollars (125,000.00) and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, TERRY K. MORRISON and wife, LINDA MORRISON (hereinafter called "Grantors"), have bargained and sold, and by these presents do transfer and convey unto JAMES R. MORRISON, an unmarried man (hereinafter called "Grantee"), his heirs and assigns, all the share, deed, title, and interest of Grantors in a certain tract or parcel of land situated in the County of Davidson, and more particularly described as follows, to-wit:

Being a tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee, and being Lot No. 1 on the plat of the Resubdivision of Lot No. 2 of the C. B. Howse Property as shown by a survey by Ahler-Martin Co., Tennessee #1434, dated September 26, 1989, and being of record in Plat Book 6250, Page 712, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Included in the description above, but excluded from this conveyance, is a perpetual easement upon and through Lot No. 1 as retained by the grantors of record in Book 6791, page 261, Register's Office for Davidson County, Tennessee, which hereby specifically reserves for the purpose of ingress and egress to and from Lot 2 on the plan of the resubdivision of Lot No. 2, C. D. Howse Property set forth on the Plat of record Plat Book 6250, Page 712, Register's Office of Davidson County, Tennessee, according to a survey by Ahler-Martin Company dated September 26, 1985, and to which plat reference is made for a more complete and accurate description thereof; said easement being more particularly described as follows:

A continuous strip of land approximately 10 feet wide by approximately 157.21 feet running from Old Hickory Boulevard to the rear boundary of Lot No. 1, said 10 foot wide strip running parallel with the entire common boundary line between Lots No. 1 and 2 as set forth in the aforesaid plat, and shall include a strip running parallel and contiguous with the rear boundary of Lot No. 1, being 50 feet by 40 feet.

This perpetual easement shall include, but not be limited to the permission to pave, grade, and utilize any portion of said easement for the parking of vehicles, the installation of lights and signs

BEING the same property conveyed to James R. Morrison, et al, by Deed of James R. Irons and wife, Melody Wells Irons, dated October 9, 1990, of record in Book and Page: 00008215-0000391, Register's Office of Davidson County, Tennessee. (Debra L. Morrison having since conveyed all her interest in and to said property by Quitclaim Deed to James R. Morrison, dated June 25, 1997, of record in Book and Page: 00010508-0000123, in the Register's Office of Davidson County, Tennessee.)

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.

This is improved property, known as 4644 Old Hickory Blvd., Old Hickory, TN 37138.

This Deed was prepared from legal description of the property in prior Deed referenced above and the draftsman of this instrument does not guarantee matters of survey and title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto said Grantee, his heirs and assigns forever. Grantors covenant that they are seized and possessed of an undivided one-half interest in said property, and have the right to convey same; that the premises are free from all encumbrances made by Grantors; and Grantors will forever warrant and defend the title against the lawful claims and demands of all persons claiming by, through or under Grantors but not further nor otherwise.

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 our hands on this 31 day of March, 2019.

Terry K. Morrison
TERRY K. MORRISON

Linda Morrison
LINDA MORRISON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry K. Morrison and Linda Morrison, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 31st day of March, 2019.

W. FAYE NOVELLY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

W Faye Novelly
Notary Public

My commission expires : 11/24/2019