Karen Johnson Davidson County
Batch# 215820 **DEEDWARR**
04/10/2019 08:40:29 AM 2 pgs
Fees: $13.00 Taxes: $3,977.50

20190410-0032433

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$1,075,000.00** (One Million Seventy Five Thousand).

AFFIANT

Subscribed to and sworn before me this 8th day of April, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES: 12-19-20

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires DEC. 19 2020

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Abbie Y. Tidmore & Jerry J. Tidmore 6705 Darden Place Nashville, TN 37205	SAME	10212007500

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **STEVE MORRIS, UNMARRIED** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ABBIE Y. TIDMORE AND JERRY J. TIDMORE, WIFE AND HUSBAND** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

All that certain parcel of land lying and being situated in the County of Davidson, State of Tennessee to wit:

Being Lot No. 254 on the Plan of Horton Heights, Section E, as shown on plat of record in Plat Book 2133, Page 84, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the property conveyed to Else S. Morris, as Trustee of the Family Trust established pursuant to Item V of the Morris Family Revocable Living Trust Agreement dated March 29, 1995, by deed from Elsa S. Morris, single and Elsa S. Morris as Trustee, of record in Instrument No. 20130508-0046254 dated May 7, 2013 and recorded May 8, 2013, Register's Office for Davidson County, Tennessee. Elsa S. Morris having since died January 24, 2015. Wayne E. Morris, Stephen S. Morris and Peggy M. Campbell, were appointed as Successor Co-Trustees of the Family Trust established under Item V of the Morris Family Revocable Living Trust Agreement dated 03/29/1995, being duly appointed on June 4, 2013 pursuant to Item XIII A. of said Trust Agreement and being further conveyed to Steve Morris, single, by Quitclaim Deed from Wayne E. Morris, individually and as Successor Co-Trustee of the Family Trust established pursuant to Item V of the Morris Family Revocable Living Trust Agreement dated March 29, 1995, Stephen S. Morris, individually and as Successor Co-Trustee of the Family Trust established pursuant to Item V of the Morris Family Revocable Living Trust Agreement dated March 29, 1995 and Peggy M. Campbell, individually and as Successor Co-Trustee of the Family Trust established pursuant to Item V of the Morris Family Revocable Living Trust Agreement dated March 29, 1995 of record in Instrument No. 20190403-0030285, Register's Office for Davidson County, Tennessee. Steve Morris also known as Stephen S. Morris.

Being also known as 6705 Darden Place, Nashville, Tennessee 37205.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **6705 DARDEN PLACE** **NASHVILLE, TN 37205**

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), their heirs and 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), 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.

LTSR Number: GTE File: 2019035172

WITNESS, this 8th day of April, 2019.

Steve Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of April, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Steve Morris** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8th day of April, 2019.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2020