Karen Johnson Davidson County
Batch# 219222 DEEDWARR
04/17/2019 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $860.25
20190417-0035426

Name and Address of New Owner:
Mark Morris and Kelley Morris
6509 Lickton Pike
Goodlettsville, TN 37072

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 012-00-0-02600

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, **Paul Martyn Winters, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark Morris and Kelley Morris, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee :

Land in the 10th Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated September 24, 1984, and July 19, 1985, as follows:

TRACT 2: Beginning at a point in the southerly margin of Lickton Pike, said point being the northeast corner of this tract and the northwest corner of Tract 3, conveyed to Mark Morris, by deed of record in Book 6573, page 771, Register' s Office for said County; thence leaving the southerly margin of Lickton Pike, S 3 degrees 26' 52" E 354.83 feet to a point; thence S 24 degrees 05' 24" E 145.74 feet to a point; thence S 22 degrees 20' 01" E 131.32 feet to a point; thence S 72 degrees 37' 51" W 137.37 feet to a point; thence S 73 degrees 02' 23" W 416.99 feet to a point in the easterly margin of a 50 foot easement for ingress and egress, as of record in Book 6769, page 650 and re-recorded in Book 7123, page 816, said Register' s Office; thence along the easterly margin of said 50 foot ingress and egress easement N 14 degrees 16' 54" E 166.06 feet to a point; thence N 2 degrees 06' 53" W 141.77 feet to a point; thence N 12 degrees 19' 03" W 149.38 feet to a point; thence N 11 degrees 14' 51" E 237.35 feet to a point in the southerly margin of Lickton Pike; thence along the southerly margin of Lickton Pike N 74 degrees 19' 33" E 230.71 feet to a point; thence continuing along the southerly margin of Lickton Pike along a curve having a radius of 1104.36 feet a distance of 130.00 feet to the point of beginning.

Being the same property conveyed to Paul M. Winters and wife, Connie J. Winters and Albert C. Winters, Jr. and wife, Mary M. Winters by warranty deed from Douglas A. Bendel and wife, Kristin E. Bendel of record in Book 8084, page 443, Register's Office for Davidson County, Tennessee, dated March 8, 1990 and recorded on April 9, 1990.

Being the same property conveyed to Paul M. Winters by quitclaim deed from Connie J. Winters of record in Book 8448, page 23, Register's Office for Davidson County, Tennessee, dated September 4, 1991 and recorded on September 23, 1991.

Being the same property conveyed to Albert C. Winters, Jr. and wife, Mary M. Winters by quitclaim deed from Paul M. Winters of record in Book 8770, page 543, Register's Office for Davidson County, Tennessee, dated October 28, 1992 and recorded on October 30, 1992, the said Albert C. Winters predeceased Mary M. Winters and the said Mary M. Winters A/K/A Mary-Marie Winters died on September 28, 2018. The Estate of Mary-Marie Winters was administered in Case No. PR982 in the Chancery Court of Macon County, Tennessee, under which The Last Will and Testament of Mary-Marie Winters was admitted to probate. Under Article II of The Last Will and Testament of Mary-Marie Winters, subject property was devised to Paul Martyn Winters.

Being also known as 6495 Lickton Pike Goodlettsville, Tennessee 37072.

This property is not the primary residence of the Grantor.

THIS CONVEYANCE IS MADE 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 Grantees, and the Grantees' 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 17th day of April, 2019.

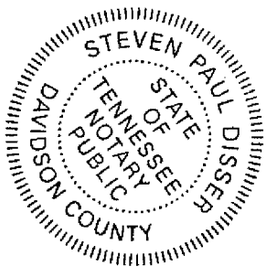
_____(SEAL)
Paul Martyn Winters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2019, before me personally appeared Paul Martyn Winters, 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 17th day of April, 2019.

_____
Notary Signature
My commission expires: 3/8/21



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 $232,500.00, 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
17th day of April, 2019.

_____
Notary Public
My commission expires: 3/8/21
File No. 2019-164



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, a notary public for this county and
Notary's Name

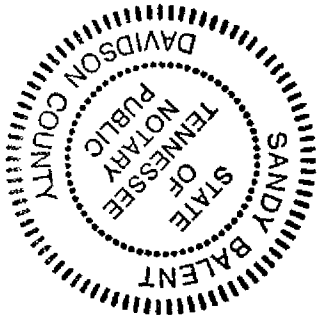
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

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).