THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577 Karen Johnson Davidson County Batch# 226807 DEEDWARR 05/07/2019 01:37:03 PM 4 pgs Fees: $23.00 Taxes: $185.00 20190507-0042753	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF ___, 2019. Notary Public MY COMMISSION EXPIRES: ___ (AFFIX SEAL) WILLIAM TIMOTHY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 3 2020

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
PR Enterprise, LLC 324 Astor Way Franklin, TN 37064	PR Enterprise, LLC 324 Astor Way Franklin, TN 37064	Map #48 Parcel #188

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LLOYD M. MORRIS, a single person,** hereinafter called the Grantor has bargained and sold, and by these presents do transfer and convey unto **PR Enterprise, LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 13th, formerly the 23rd District of Davidson County, Tennessee, being part of Lot No. 9 on the plan of the Subdivision of W.J. Drake Lands of record in Minute Book "J," pages 396 and 397, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, April 8,1959, relating to a 33.5 acre tract and this being a part of the above described tract and according to a survey by James Brewer, September 4, 1073, as follows:

Beginning at an iron pipe in the southwest corner of the Kenneth B. Jones property of record in Book 2997, page 587; thence along a road South 76° east 308 feet to an iron pipe and a 14 inch Elm; thence North 16° 10' West 121 feet thence North 7° 10' West 131.5 feet to an iron pipe; thence South 89° 2' West 249 feet to an iron pipe; thence South 0° 45' West 36 feet; thence South 76° East 14 feet; thence South 0° 45' West 20 feet to the point of beginning, containing 1.23 acres.

Being the same property conveyed to LLOYD M. MORRIS AND WIFE, DEBORA L. MORRIS, by deed from WILLIAM C. GIFFORD AND WIFE, SUE GIFFORD, of record in Book 5056, page 391, dated August 10, 1976, said Register's Office. LLOYD M. MORRIS AND DEBORA L. MORRIS divorced.

LLOYD M. MORRIS AND DEBORA L. MORRIS have since been divorced by Final Decree of record in Case No. 89D-3452 in the Probate Court for Davidson County, Tennessee, a certified copy of which is of record in Book 8039, page 93, said Register's Office.

DEBORAH LEE MORRIS died intestate on or about July 10, 2011, leaving JEREMY E. MORRIS AND CHRISTOPHER M. MORRIS as her only heirs-at-law. For further reference, see Affidavit of Heirship of record as Instrument No. 20190507-0042752, said Register's Office.

CHRISTOPHER M. MORRIS died intestate on or about October 9, 2013, leaving LLOYD M. MORRIS as his only heir-at-law. For further reference see Affidavit of Heirship of record as Instrument No. 20190507-0042752, said Register's Office.

JEREMY EDWARD MORRIS has conveyed his interest in said property to LLOYD MICHAEL MORRIS, by Quitclaim Deed of record as Instrument No. 20190402-0029784, said Register's Office.

Further reference is made to settlement agreement in Davidson County Probate for Christopher Morris in Davidson County Probate case 15P1429, and Davidson County Probate for Deborah Morris in Davidson County Probate Case No. 11P1429, and Deeds of record as Instrument Nos. 20190402-0029781, 20190402-0029782, and 20190402-0029783, Register's Office for Davidson County, Tennessee.

This is improved property known as 5118 Drakes Branch Road, Nashville, TN 37218.

THIS CONVEYANCE IS SUBJECT TO:

1. Plan of the Subdivision of W.J. Drake Lands of record in Minute Book "J," pages 396 and 397, Register's Office for Davidson County, Tennessee.
2. Driveway Easement of Record at Book 2997, page 587, Register's Office for Davidson County, Tennessee.
3. Easement for Waterline at instrument no 20040624-0074994, Register's Office for Davidson County, Tennessee.
4. All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable subdivision plan or plat of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

WITNESS my hand this 1st day of MAY, 2019

LLOYD M. MORRIS

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **LLOYD M. MORRIS**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at _____, ~~Tennessee~~, this _____ day of _____, 2019.

Notarized

Notary Public

My Commission Expires:_____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Fresno)

On 05/01/19 before me, Arnulfo Luna
(insert name and title of the officer)

personally appeared Lloyd Michael Morris,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ARNULFO LUNA
Commission # 2136202
Notary Public - California
Fresno County
My Comm. Expires Dec 10, 2019