Karen Johnson Davidson County
Batch# 227702 DEEDWARR
05/09/2019 09:07:07 AM 4 pgs
Fees: $23.00 Taxes: $573.50
20190509-0043426

This instrument prepared by Birthright Title & Escrow, LLC
405 Two Mile Pike, 2B, Goodlettsville, TN 37072

ADDRESS NEW OWNER:
Richard Morphis, et. ux.
6128 Lickton Pike
Goodlettsville, TN 37072

SEND TAX BILLS TO:
SAME

MAP/PAR NOS.:
Map 17.00 0
Parcel 168.00

WARRANTY DEED

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, We, **DOUGLAS MILES MARTIN, PATRICIA LYNN MOSS, DEBORAH DAWN WILLIAMS, LORIE ANN SEXTON, and VIRGIL TRENT SEXTON, Trustee of the John Hunter Sexton Living Trust under the Last Will and Testament of Patricia Lee Martin dated June 9, 2016, GRANTORS**, sell, grant and convey to **RICHARD MORPHIS and NANCY MORPHIS, Husband and Wife**, the following described real property located in Davidson County, Tennessee.

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Virgil "Trent" Sexton was appointed Trustee of the John Hunter Sexton Living Trust under the Last Will and Testament of Patricia Lee Margin dated June 9, 2016, by order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, case 18P-1275, entered January 15, 2019.

This is improved property located at and known as 6128 Lickton Pike, Goodlettsville, Tennessee.

This property is not the residence of any Grantor, his/her spouse or any dependent.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever; and I/we do covenant with the said Grantees that I/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 I/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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my/our signatures on the date(s) indicated:

DOUGLAS MILES MARTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Douglas Miles Martin, the bargainor(s), with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 5/7/19

Notary Public

My commission expires: 7/9/22

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PATRICIA LYNN MOSS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Patricia Lynn Moss, the bargainor(s), with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 5/7/19

Notary Public

My commission expires: 7/9/22

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DEBORAH DAWN WILLIAMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Deborah Dawn Williams, the bargainor(s), with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 5/7/19

Notary Public

My commission expires: 7/9/22

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LORIE ANN SEXTON

By: _____

Patricia L. Moss, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Patricia L. Moss, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and being duly sworn, acknowledged herself to be Attorney in Fact for Lorie Ann Sexton, the bargainor, and executed executed the within instrument for the purposes therein contained as the act and deed of the said Lorie Ann Sexton.

Witness my hand and seal this date: 5/7/19.

_____
Notary Public

My commission expires: 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____

VIRGIL TRENT SEXTON, Trustee of the John Hunter Sexton Living Trust under the Last Will And Testament of Patricia Lee Martin dated June 9, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Virgil Trent Sexton, the bargainor(s), with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 5/7/19.

_____
Notary Public

My commission expires: 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for, or value of, this transfer, whichever is greater, is $155,000.00.

x _____
Affiant

Sworn to and subscribed before me this date: 5/7/19.

_____
Notary Public

My commission expires: 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A – LEGAL DESCRIPTION

A tract of land located in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, and described according to a survey by R.L. Montoya Land Surveying, dated December 2, 1987, as follows:

Beginning at an iron pin, set this survey, in the North righ-of-way margin of Lickton Pike approximately 670 feet West of Freeman Hollow Road and marking the southeast corner of this tract; thence, with said right-of-way North 64 degrees 03 minutes 51 seconds West, 100.93 feet to an iron pin, set this survey; thence, leaving said right-of-way margin, North 06 degrees 24 minutes 58 seconds East, 152.97 feet to an iron pin, set this survey; thence, North 70 degrees 40 minutes 10 seconds West, 85.09 feet to an iron pin, set this survey; thence, North 06 degrees 52 minutes 46 seconds East, 104.45 feet to an ion pin, set this survey; thence South 86 degrees 28 minutes 48 seconds East, 183.12 feet to an iron pin, set this survey; thence, South 07 degrees 26 minutes 00 seconds West, 319.46 feet to the point of beginning, containing 0.90 acres more or less.

Being the same property conveyed to Joseph Douglas Martin and wife, Patricia Martin by Deed from Doris J. Ferrell, Marjorie J. Martin and Freda J. Horton of record in Book 7436, Page 68. Joseph Douglas Martin having predeceased Patricia Martin. Patricia Martin a/k/a Patricia Lee Martin having died and under Item II of the Last Will and Testament of Patricia Lee Martin, deceased, of record in Probate File 18P1275, Probate Court Clerk's Office for Davidson County, Tennessee, property was devised to Douglas Miles Martin, 15% undivided interest, Patricia Lynn Moss, 27.50% undivided interest, Deborah Dawn Williams, 15% undivided interest, Lorie Ann Sexton 15% undivided interest, and John Hunter Sexton Living Trust, 27.50%. The Last Will and Testament of Patricia Lee Martin, deceased, also recorded in Instrument Number 20190319-0024883, Register of Deeds Office for Davidson County, Tennessee.