Name and Address of New Owner:
Russell K. Andrews and Emily K. Andrews
306 Frances Street
Goodlettsville, TN 37072

Send Tax Bills To:
Russell K. Andrews and Emily K. Andrews
306 Frances Street
Goodlettsville, TN 37072

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

Map & Parcel No: 026-05-0-125

Karen Johnson Davidson County
Batch# 238826 DEEDWARR
06/05/2019 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190605-0053516

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, **Mark Morris, and Diane Morris**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Russell K. Andrews and Emily K. Andrews, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Head to Toe, Inc. and Lots 20, 21 and 22, Block "J", Roscoe Place, Fourth Addition of record in Plat Book 7900, Page 446, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Wilburn Lucas Tretter and wife, Evelyn Kerr Tretter by Warranty deed from William H. McGill and wife, Adelena C. McGill of record in Book 1632, page 493 Register's Office for Davidson County , Tennessee, dated July 21, 1948 and recorded on N/A.

Being a portion of the same property conveyed to Mark Morris and Diane Morris, as tenants in common by Executor's Quitclaim deed from Charles Tretter states that he is the Executor of the Estate of Evelyn Kerr Tretter of record in Instrument No. 20180305-0020344 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 05, 2018.

Being improved property also known as 306 Frances Street Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN RE-SUBDIVISION OF HEAD TO TOE, INC., AND LOTS 20, 21 AND 22, Block "J", ROSCOE PLACE, FOURTH ADDITION OF RECORD IN PLAT BOOK 7900, PAGE 446, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND 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 31st day of May, 2019.

_____(SEAL)
Mark Morris

Diane Morris (SEAL)
Diane Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2019, before me personally appeared Mark Morris and Diane Morris, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2019.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
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 $315,000.00, 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
31st day of May, 2019.

Sondra Brown
State of Tennessee Notary Public
Davidson County

_____
Notary Public
My commission expires: 3/3/2020
File No. 2018-85

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY