WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June 2019.

Notary Public

MY COMMISSION EXPIRES: 7-26-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell and Barrett
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis Morse	American Mortgage Service Company	126150A04600CO
(NAME) 8065 Settlers Way	(NAME) 11503 Springfield Pike	Karen Johnson Davidson County Batch# 246319 DEEDWARR 06/20/2019 12:01:30 PM 3 pgs Fees: $18.00 Taxes: $1,132.20 20190620-0059638
(ADDRESS) Nashville, TN 37221	(ADDRESS) Cincinnati, OH 45246	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Paul J Brenner and Barbara L Brenner,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dennis Morse and Judy Morse, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85, Phase One on the Plan of Boone Trace at Biltrmore, of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul J. Brenner and wife, Barbara L. Brenner by Warranty Deed from Ian D. Black and wife, Holly Black, dated September 26, 2000 and recorded October 02, 2000 of record in Instrument No. 20001002-0096875, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 7900, Page 667, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 200107170075902, Supplementary recorded as Instrument No. 200001260008529, Instrument No. 200012110121618 and Instrument No. 200111190126832, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Book 9342, Page 312 and Rerecorded as Book 9735, Page 931, Amendment recorded as Book 10032, Page 813 and Supplementary recorded as Book 10306, Page 817, in the Register's Office for Davidson County, Tennessee..
Easement recorded in Book 8992, Page 62, in the Register's Office of Davidson County, Tennessee.
Charter of Boone Trace Homeowners' Association recorded as Book 9607, Page 534, Register's Office for Davidson County, Tennessee.
Quitclaim Deed Conveyed to Boone Trace Homeowners Association, Inc., recorded as Instrument

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8065 Settlers Way, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 18 day of June 2019

Paul J. Brenner

Paul J Brenner

Barbara L. Brenner

Barbara L Brenner

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul J Brenner and Barbara L Brenner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18 day of June 2019.

Notary Public:

My Commission Expires: 8/15/21

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)