Karen Johnson Davidson County
Batch# 252975 DEEDWARR
07/05/2019 09:21:34 AM 2 pgs
Fees: $13.00 Taxes: $2,562.25

20190705-0065571

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $692,500.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2019.

Notary Public

My commission expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2022

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| David Brent Morris and Marissa Watson | SAME | 160-00-0-036.00 |
| 1034 Woodvale Drive | | |
| Nashville, TN 37204 | | |

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,

**Robert E. Hill and Constance A. Hill, husband and wife**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**David Brent Morris and Marissa Watson, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. A on the Plan of R. O. Brock's Subdivision of record in Plat Book 4470, Page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot A fronts 250.85 feet on the Northerly side of Kelly Road and extends back between lines 282.58 feet on the Easterly line and 369.9 feet on the broken Westerly line to a rear line, measuring 167.65 feet.

Being the same property conveyed to Robert E. Hill and wife, Constance A. Hill by Warranty deed from Jack T. Clark and wife, Bonita R. Clark of record in Book 10897, page 890, Register's Office for Davidson County, Tennessee, dated April 20, 1998 and recorded on April 23, 1998.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 5504 Kelly Road, Brentwood, TN 37027.

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), their heirs and 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), their heirs and 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 1st day of July, 2019:

Robert E. Hill

Constance A. Hill

| | | |
|---|---|---|
| **STATE OF TENNESSEE** | ) | **INDIVIDUAL** |
| | ) | **ACKNOWLEDGEMENT** |
| **COUNTY OF WILLIAMSON** | ) | |

Personally appeared before me, a Notary Public of said County and State, Robert E. Hill and Constance A. Hill, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 1st day of July, 2019.

My Commission Expires: 5/25/20

Notary Public

20191106R

DORA L. MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY