Karen Johnson Davidson County
Batch# 253669 DEEDWARR
07/08/2019 10:04:42 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190708-0066149

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value for this Transaction is **$300,000.00**.

Affiant

Sworn to and subscribed before me this 6th day of July, 2019.

NOTARY PUBLIC

My Commission expires July 9, 2022

REBECCA L SOYDAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
W. Faye Novelly, UAW-FCA-Ford-General Motors Legal Services Plan
3011 Harrah Drive, Suite B, Spring Hill, TN 37174

NAME AND ADDRESS OF OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL NO:**
Tommy R. Greer 1206 Berwick Trail Madison, TN 37115	Tommy R. Greer 1206 Berwick Trail Madison, TN 37115	**052 16 0 061.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, **MACHELLE MORRIS, also known as MARCELLE MORRIS** (hereinafter called "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **TOMMY R. GREER**, an unmarried man (hereinafter called "Grantee"), his heirs and assigns, all the share, deed, title, and interest of Grantor in a certain tract or parcel of land situated in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 4 on the Resubdivision of Lot 3 and 4, Marlin Meadows, Section 5 of record in Book 8250, page 378, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> The source of Grantor's legal and equitable interest is an Affidavit of Heirship of record as Instrument No.: 20190522-0048520 in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to TOMMY R. GREER, a single person, and JUDITH C. WILSON, a single person, by Deed dated August 20, 1997, and recorded in Deed Book & Page: 00010589-00000095, on September 2, 1997, in the Register's Office for Davidson County, Tennessee, the said JUDITH C. WILSON, also known as JUDITH C. GREER, having since died on February 21, 2019, leaving TOMMY R. GREER and MARCELLE MORRIS a/k/a MACHELLE MORRIS as all of her heirs at law.

This is improved property with an address of: 1206 Berwick Trail, Madison, TN 37115.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Deed was prepared from legal description of the prior Deed and in accordance with the information provided by the Grantor without the benefit of a title search or survey. The preparer was not responsible for determining the status of the title, the accuracy of the description or the accuracy of any other information provided by the Grantor.

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, his heirs, successors and assigns forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of an undivided one-fourth interest in said property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 6th day of July, 2019.

MARCELLE MORRIS a/k/a
MACHELLE MORRIS

I, **TIMOTHY MORRIS,** Husband of Grantor, MARCELLE MORRIS a/k/a MACHELLE MORRIS, join in this conveyance for the purpose of waiving any marital or inheritance rights I might have in the above described real property.

TIMOTHY MORRIS
(Husband of Grantor)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARCELLE MORRIS a/k/a MACHELLE MORRIS, the bargainor herein, and TIMOTHY MORRIS (signing as to his curtesy interest), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executing the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this the 6th day of July, 2019.

NOTARY PUBLIC

Notary Seal

REBECCA L SOYDAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 9, 2022