Karen Johnson Davidson County
Batch# 265435 DEEDWARR
08/02/2019 08:34:38 AM 3 pgs
Fees: $18.00 Taxes: $22.20
20190802-0076377

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Farris Wayne Drake and wife, Barbara Ann Drake 5081 Brick Church Pike Goodlettsville, TN 37072	New Owner(s)	Part of 024-00-0-168.00

FOR AND IN CONSIDERATION of the sum of Six Thousand and 00/00 Dollars ($6,000.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JAMES V. MORRIS and wife, PAMELA F. MORRIS, both residents of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto FARRIS WAYNE DRAKE and wife, BARBARA ANN DRAKE, both residents of the State of Tennessee (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is unimproved property which is now part of 5081 Brick Church Pike, Goodlettsville, Tennessee 37072, pursuant to that certain Final Plat of Drake / Morris Property of record as Instrument No. 20190612-0056388, Register's Office for Davidson County, Tennessee. The Subject Property is conveyed to Grantee subject to (i) taxes, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all riparian rights, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantor, their heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds themselves and their heirs to warrant and forever defend the title to the Subject Property to Grantee, their successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, we have hereunto set our signatures, this 1st day of August, 2019.

GRANTOR:

James V. Morris
JAMES V. MORRIS

Pamela F. Morris
PAMELA F. MORRIS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me Amy Hankins, a Notary Public of said County and State, personally appeared JAMES V. MORRIS and PAMELA F. MORRIS, with each of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 1st day of August, 2019.

Amy Hankins
Notary Public

My Commission Expires: 7/18/2020

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Six Thousand and 00/100 Dollars ($6,000.00).

Farris Wayne Drake
FARRIS WAYNE DRAKE

Sworn to and subscribed before me, this 1st day of August, 2019.

Amy Hankins
Notary Public

My Commission Expires: 7/18/2020

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in the 10th Civil District of Davidson County, Tennessee and being the easterly part of Lot 2 of the Alice G. Hitt Property of record in Book 6200, page 568 Register's Office for Davidson County, Tennessee, and now incorporated into Lot 1 of the Drake Morris Property of record as Instrument No. 20190612-0056388, said Register's Office, and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated February 15, 2019 as follows:

BEGINNING at the original northeast corner of Lot 2 of the Alice G. Hitt property of record in Book 6200, page 568, said Register's Office, said point also being on the southerly margin of Brick Church Pike; thence with the margin of said Pike N82°25'30"W 40.86' to an iron pin set; thence leaving the said Pike S04°13'00"E 30.65' to an iron pin; thence S82°25'30"E 20.43' to an iron pin; thence S04°13'00"E 203.18' to an iron pin set in the original line of the Farris W. Drake et ux property of record in Book 4927, page 821, said Register's Office, and recorded as Lot 1 of the said Drake Morris Property (Instrument No. 20190612-0056388); thence with Drakes' original line S86°32'43"E 20.18' to an iron pin set; thence with the original line of the said Lot 2 of the Alice G. Hitt Property N04°13'00"W 232.35' to the point of beginning, containing 0.12 acres more or less.

BEING part of the same property conveyed to James V. Morris and wife, Pamela F. Morris, by deed of record in Book 7452, page 263, said Register's Office.