THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 370,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 2019 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)
Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215	VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 9, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joanna McCracken	New Owner	MAP
3509 Dakota Ave	Karen Johnson Davidson County Batch# 283931 DEEDWARR 09/11/2019 09:33:50 AM 2 pgs Fees: $13.00 Taxes: $1,369.00	PARCEL 092-13-0-429.00
Nashville, TN 37209	20190911-0091797	
(CITY) (STATE) (ZIP)	(CIT	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Richard A. Morris and wife, Lesley A. Morris**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joanna Lee McCracken, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, 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. 155 on the Plan of Map of Hortense Place of record in Plat Book 161, Page 167, 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 the same property conveyed to Richard A. Morris and wife, Lesley A. Morris by Warranty deed from Andrew M. Muhich and Kimberly Muhich, husband and wife, and Dominic Gorie and Wendy Gorie, husband and wife of record in Instrument No. 20120508-0039886 Register's Office for Davidson County, Tennessee, dated May 02, 2012 and recorded on May 08, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3509 Dakota Ave, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand( ) this the 9th day of September, 2019.

Lesley A. Morris

Richard A. Morris by Lesley A. Morris attorney in fact.

Richard A. Morris by Lesley A. Morris, Attorney-in-Fact

STATE OF Florida
COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lesley A, Morris** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of September, 2019.

My Commission expires 07/27/2021

Notary Public

TAYLOR BARBER
MY COMMISSION # GG 128828
EXPIRES: July 27, 2021
Bonded Thru Notary Public Underwriters

STATE OF Florida
COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lesley A. Morris** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Richard A. Morris**, as his Attorney in Fact, as the free act and deed of the within named **Richard A. Morris**.

Witness my hand and official seal this the 9th day of September, 2019.

TAYLOR BARBER
MY COMMISSION # GG 128828
EXPIRES: July 27, 2021
Bonded Thru Notary Public Underwriters

My Commission expires 07/27/2021

Notary Public