6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 288703 DEEDWARR
09/20/2019 08:39:21 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20190920-0095584

L. DYKE TUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Travis A. Morse and Devon M. Morse	Bank of America, N.A.	09113027100
(NAME)	(NAME)	
404 - C Eastboro Drive	7105 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Notra June Spencer Roberson and Peggy Darlene Spencer Cochran,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Travis A. Morse and Devon M. Morse, husband and wife** 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:

Being part of Lot No. 2 on the plan of E. T. Brown's Subdivision of an 18 acre tract on the Charlotte Pike, as of record in Book 332, Pages 116 and 126, Register's Office for said County, described as follows:

Beginning on the easterly margin of Eastboro Avenue, formerly Cowan Avenue at a point 50 feet north of the northwest corner of the property conveyed to William Arthur Brown and wife, Katherine E. Brown, by deed from W. A. Brown and wife, of record in Book 1166, Page 75, said Register's Office; thence with said Avenue, northwardly 50 feet; thence eastwardly 150 feet to the westerly line of the property conveyed to G. T. Smith and wife, by deed from W. A. Brown and wife, of record in Book 1305, Page 321, said Register's Office; thence with Smith's westerly line, southwardly 50 feet; thence westwardly 150 feet to the beginning.

Being the same property conveyed to Emery C. Spencer and wife, Sarah E. Spencer by deed recorded February 23, 1954 from James Charles Kelley and wife, Irene Kelley of record in Book 2248, Page 505, Register's Office for Davidson County, Tennessee. The said Sarah C. Spencer died survived by her husband, Emery C. Spencer who thereafter died testate on June 17, 2017 and by Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee under Docket Number 17P1396 said property was devised to Natra June Spencer Roberson and Peggy Darlene Spencer Cochran.

Natra June Spencer Roberson is also known as Notra June Spencer Roberson.

unimproved ☐

This is improved ☑ property, known as 404 - C Eastboro Drive, Nashville, TN 37209
(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 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/our hands this 17th day of September, 2019.

Notra June Spencer Roberson

Peggy Darlene Spencer Cochran

State of Tennessee
County of Davidson

On this 17th day of September, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Notra June Spencer Roberson and Peggy Darlene Spencer Cochran, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 17th day of September, 2019.

I. DYKE TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 19-Morse