WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$295,000.00**

Claire Jenkins
Affiant

Subscribed and sworn to me on 10/11/2019.

Dianne R. Kirby
NOTARY PUBLIC
My Commission Expires: 9/7/21

Karen Johnson
Batch# 300020
10/11/2019 03:14:38 PM
Fees: $13.00 Taxes: $1,091.50
Davidson County
DEEDWARR
2 pgs
20191011-0104640

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Patrick K. Morrison 1411 Greenland Avenue Nashville, TN 37216	262 Robert Rose Drive Suite 200, Murfreesboro, TN 37129	061 16 0 344.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Luke M. Amelang**, and **Alexandra Amelang, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Patrick K. Morrison, single man**, hereinafter called **"GRANTEE,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being the Southerly one-half of Lot No. 14 of Block "B" on the MAP OF COUNTRY CLUB ESTATES, of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 14 fronts 50 feet on the Easterly side of Willmeta Avenue, now Greenland Avenue, and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Luke M. Amelang, unmarried and Alexandra Garcia, unmarried, as joint tenants with the right of survivorship, by Warranty Deed from Jackie Wayne Clack, of record in Instrument No. 20050401-0035642, in the Register's Office of Davidson County, Tennessee, dated March 28, 2005 and recorded on April 01, 2005.

The said Luke M. Amelang and Alexandra Garcia having since married and are now known as Luke M. Amelang and Alexandra Amelang, husband and wife.

This is improved property known as **1411 Greenland Avenue, Nashville, Tennessee 37216.**

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 10/11/19

x _____
Luke M. Amelang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On October 11, 2019, before me personally appeared Luke M. Amelang, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on October 11, 2019

_____
NOTARY PUBLIC

My Commission Expires: _____

JAMES H. ORTALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2020

Witness my hand this 10/11/19

_____
Alexandra Amelang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On October 11, 2019, before me personally appeared Alexandra Amelang, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on October 11, 2019

_____
NOTARY PUBLIC

My Commission Expires: _____

JAMES H. ORTALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2020