THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123761** Karen Johnson Davidson County Batch# 328993 DEEDWARR 12/13/2019 09:14:36 AM 2 pgs Fees: $13.00 Taxes: $2,904.50 20191213-0128633	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $785,000.00. Affiant Subscribed and sworn to before me, this 12th day of December, 2019. Notary Public My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

WARRANTY DEED

Address New Owner: Paul Lucks and Nan Allison 2002 Cedar Lane Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-03-0-037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert E. Morrison and Barbara O. Morrison, as Co-Trustees of the Robert E. and Barbara O. Morrison Revocable Trust, dated December 26, 2016** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Paul W. Lucks and Nan A. Allison, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 50.0 feet of Lot No. 12 and the westerly 50.0 feet of Lot No. 13 on the Plan of Richard M. Atkinson's Subdivision of record in Book 974, page 3, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lots front 100.0 feet on the northerly side of Cedar Lane and run back between parallel lines, 215.0 feet to a dead line.

Being the same property conveyed to ROBERT E. MORRISON and wife, BARBARA O. MORRISON, by deed from THOMPSON B. PATTERSON, SR. AND MICHAEL K. ELDRED, of record in Book 11515, page 784 , dated May 28, 1999 , said Register's Office.

ROBERT E. MORRISON and wife, BARBARA O. MORRISON conveyed their interest to ROBERT E. MORRISON and BARBARA O. MORRISON, AS CO-TRUSTEES OF THE ROBERT E. AND BARBARA O. MORRISON REVOCABLE TRUST DATED DECEMBER 26, 2016, by quitclaim deed of record in Instrument No. 20170117-0004642, dated December 26, 2016, said Register's Office.

Per the Trust, any Trustee alone may perform on behalf of the Trustees all acts necessary for the sale and transfer of real property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 117-03-0-037.00.

Matters shown on the Plan of record in Plat Book 974, page 3, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7295, page 483 and in Book 4007, page 280, said Register's Office.

This is improved property located at 2002 Cedar Lane Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2019.

Barbara O. Morrison, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara O. Morrison, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Trustee of the Robert E. and Barbara O. Morrison Revocable Trust, dated December 26, 2016, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of December, 2019.

Notary Public

My Commission Expires: _____

