Karen Johnson Davidson County
Batch# 333006 DEEDWARR
12/23/2019 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,348.65
20191223-0131821

WARRANTY DEED

2018-1353

April G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of November, 2019.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cecil Phillip Morris, Sr. 3240 Hummingbird Drive Nashville, TN 37218	NEW OWNER	05913017200

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **RHOW Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Cecil Phillip Morris, Sr., an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Lot No. 3, Treppard Heights, Section 7A, as shown on plat of record in Book 5210, page 127, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to RHOW Properties LC from Reginald Howard by Quitclaim Deed dated May 15, 2018 and recorded May 29, 2018 in Instrument #20180529-0050660, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 3240 Hummingbird Drive, Nashville, TN 37218.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 19th day of November, 2019

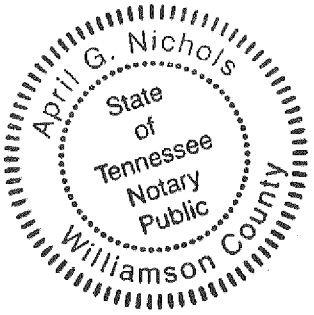
Rhow Properties, LLC, By: Reginald Howard, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Reggie Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of RHOW Properties, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the RHOW Properties, LLC, as Managing Member.

Witness my hand and seal this 19th day of November, 2019

NOTARY SIGNATURE
Notary Expires: 6-24-2023



Certificate of Authenticity

I, April G. Nichols, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Beane, a notary public for this county and state, April G. Nichols who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/23.

Notary's Seal (If on paper)

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson