Karen Johnson Davidson County
Batch# 336798 DEEDWARR
12/31/2019 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,667.70
20191231-0134995

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$721,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2019.

Notary Public

My commission expires: 9/7/21

(AFFIX SEAL)

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT 7 2021

**THIS INSTRUMENT WAS PREPARED BY:**
**GREENVUE TITLE & ESCROW, LLC**
**2207 Crestmoor Road, Suite 101**
**Nashville, TN 37215**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP** | **HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP** | 130-16-0-053.00 |
| **4219 Hillsboro Pike, Ste 332** | **4219 Hillsboro Pike, Ste 332** | |
| **Nashville, TN 37215** | **Nashville, TN 37215** | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **HENRIETTE B. MORRIS**, UNMARRIED,

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO
**HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:
**LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Yancey Subdivision, as of record in Plat Book 2330, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**
Said Lot No. 10 fronts 223 feet on the easterly side of Yancey Drive and extends back 189.5 feet on the northerly line and 201 feet on the southerly line to a dead line measuring 223.3 feet thereon.

**Being the same property conveyed to RUSSELL F. MORRIS, JR. AND WIFE, HENRIETTE B. MORRIS, by deed from HURST L. KISER AND WIFE, ELIZABETH M. KISER, of record in Book 4167, page 372, dated August 31, 1967, said Register's Office. The said Russell F. Morris, Jr. having since died on or about December 17, 2006, leaving Henriette B. Morris the surviving tenant by the entirety.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 4510 Yancey Drive, Nashville, TN 37215.

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 heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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/our hand(s) this 31st day of December, 2019.

Henriette B. Morris
**HENRIETTE B. MORRIS**

State of Tennessee )

County of Davidson )

On this 31st day of December, 2019, before me personally appeared, **HENRIETTE B. MORRIS**, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 5-9-2023

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

# True Copy Certification

I, Wesley D. Turner, 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, the undersigned, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7 2021

My Commission Expires: 9/7/21

Notary's Seal

722337.1/2010969