Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 381405 DEEDWARR
04/03/2020 09:31:07 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20200403-0035855

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 1 day of April, 2020.

Notary Public

My commission expires: 10/26/2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Marcario	Interline Mortgage Srv.	**042070A02100CO**
710 Heritage Square Drive	5815 N. Sam Houston Pkwy West	
Madison, TN 37115	Ste 300 Houston, TX 77086	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James V. Morris, unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Edward Marcario, unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Heritage Square, Phase One, second revised Plan, of record in Book 5200, Page 282, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James V. Morris, unmarried man, by Warranty Deed from Bradley R. Lubbers and Bernard L. Lubbers, dated June 27, 2016, of record in Instrument No. 20160628-0066016, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 710 Heritage Square Drive, Madison, TN 37115.

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 in 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.

James V. Morris Date: 4/1/20

Cady Morris Date: 4/1/20

STATE OF Tennessee

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, James V. Morris, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Cady Morris is joining in this conveyance to convey any interest s/he has in subject property, whether marital or otherwise

Witness my hand, at office, this 1 day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 05-14-23

NICHOLAS BELLAMY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY