Karen Johnson Davidson County
Batch# 394617 DEEDWARR
05/01/2020 03:53:30 PM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20200501-0045998

#35417

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35417-04-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me this 29th day of April, 2020 Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Christiane Haemmerlein 1601 Nottingham Place Nashville, TN 37221	Send Tax Bills To: New Owner 1601 Nottingham Pl Nashville, TN 37221	Tax Information: Map and Parcel No.: 142 16 0 A 131 00CO

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, Jeffery A. Morris and wife, Mary Ellen Morris ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to Christiane Haemmerlein, an unmarried woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1601 Nottingham Place, Nashville, TN 37221.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 29th day of April, 2020.

Jeffery A. Morris

Mary Ellen Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffery A. Morris and Mary Ellen Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2020.

Notary Public

My Commission Expires:

10-2-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Phase Three of Devon Park as of record in Plat Book 6900, page 52, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffery A. Morris and wife, Mary Ellen Morris by deed dated November 28, 2006 from Carl M. Smith, III, unmarried of record in Instrument No. 20061206-0150910, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 142 16 0 A 131 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Devon Park Phase I of record in Book 6176, page 7, made applicable in Book 6967, page 156, Register's Office for Davidson County, Tennessee.
3. By-Laws of Devon Park Homeowners Association, of record in Book 8276, page 53, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, page 52, Register's Office for Davidson County, Tennessee.
5. Easement for water line of record in Book 5473, page 175, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 6145, page 252 and in Book 6908, page 59, Register's Office for Davidson County, Tennessee.
7. Easement granted to Harpeth Valley Utilities District of record in Book 5473, page 175, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

