Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1007

Karen Johnson Davidson County
Batch# 413625 DEEDWARR
06/11/2020 03:33:27 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20200611-0060119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph W. Morris, a married man and Timothy Warren Morris, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel J Buffaloe, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Cross Timbers Subdivision, Section 1, as of record in Book 3700, page 37, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph W. Morris, a married man and Timothy Warren Morris, an unmarried man, as joint tenants with right of survivorship, by deed from Carmen N. Naranjo, a widow, dated August 20, 2018, of record in Inst. No. 20180820-0082583, Register's Office for Davidson County, Tennessee. The subject property is not the residence of the Grantors or Grantors spouse.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7332 Highway 70 South, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Daniel J Buffaloe	Mortgage Investors Group	142-07-0-011.00
7332 Highway 70 South	8320 East Walker Springs Lane, 200	
Nashville, TN 37221	Knoxville, TN 37923	

WITNESS THE EXECUTION HEREOF this 8th day of June, 2020.

Joseph W. Morris

Timothy Warren Morris

State of Tennessee)
County of Davidson)

On this 8th day of June, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joseph W. Morris and Timothy Warren Morris, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 340,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of June, 2020.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON