RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014057

Karen Johnson Davidson County
Batch# 460603 DEEDWARR
08/20/2020 11:16:23 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20200820-0094014

WARRANTY DEED

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2020.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pierre Y. Delinois and Stefanie Mattea Delinois 3602 Lealand Lane Nashville, TN 37204	Same address as new owner	118-09-0-213.00

FOR AND IN CONSIDERATION of the sum of Six Hundred Fifty Thousand and 00/100 Dollars ($650,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARSHALL T. MORRISON AND JULIE A. MORRISON, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **PIERRE Y. DELINOIS AND STEFANIE MATTEA DELINOIS, HUSBAND AND WIFE.**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Part of Noel's Estate, Yearwood Subdivision of record in Plat Book 1424, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marshall T. Morrison and Julie A. Morrison, by Warranty Deed, from Richard Dumas, Jr. and Ashley Dumas, husband and wife, dated December 9, 2014, recorded December 11, 2014, of record in Instrument Number 20141211-0113618 in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3602 Lealand Lane, Nashville, TN 37204, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of August, 2020.

Marshall T. Morrison
MARSHALL T. MORRISON

Julie A. Morrison
JULIE A. MORRISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Marshall T. Morrison and Julie A. Morrison, 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 and seal, this the 4th day of August, 2020.

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/6/2022
COUNTY OF DAVIDSON

Notary Public

Printed Notary Name

My commission expires: 11/6/22