Karen Johnson Davidson County
Batch# 464737 DEEDWARR
08/26/2020 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20200826-0096843

MATTIE MARIE KEELER

TO: *WARRANTY DEED*

STEWART MARK MORRISON, et ux

THIS WARRANTY DEED OF REALTY, executed as of the 25th day of August, 2020, by Grantor, **MATTIE MARIE KEELER b/t/s/p/a MATTIE MARIE CRAIG, an unmarried person**, to Grantees, **STEWART MARK MORRISON and CATHY J. MORRISON, Husband and Wife**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever in fee simple, certain realty situated in the Tenth (10th) Civil District of Davidson County, Tennessee, and bounded and described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 95 on the plan of Grizzard Manor, Section Four, of record in Book 4675, page 156, Register's Office for said County, to which reference is hereby made for a more particular description thereof.

Included in the above described property but excluded from this conveyance are the following described parcels conveyed to the State of Tennessee by deed from Vernon E. Rager and wife, Eva C. Rager, dated August 18, 1983, of record in Book 6121, Page 690, Register's Office for Davidson County, Tennessee.

PARCEL NUMBER 1:
Beginning at a point on the southern-most corner of the Vernon E. Rager and wife property, said point being on the present northeast right-of-way line of State Route 11 on highway project 19032-2207-04; thence northwestwardly 145 feet more or less along said present right-of-way line to a point; thence North 41 degrees 11 minutes 16 seconds East 8 feet more or less along Rager's northwest property line to a point on the proposed northeast right-of-way line of State Route 11 being 50 feet right at paper located Station 162+82.52; thence South 48 degrees 44 minutes East 145 feet along said proposed right-of-way line to a point; thence South 41 degrees 11 minutes 16 seconds West 6 feet more or less along Rager's southeast property line to the point of beginning and containing 1,160 square feet and being a part of the property conveyed from Goodlettsville Development Company, Inc. to Vernon E. Rager and wife, Eva C. Rager, of record in Book 5184, page 217, Register's Office for Davidson County, Tennessee.

PARCEL NUMBER 2:
Being a strip of land 145 feet more or less in length and lying northeast of and adjacent to the proposed northeast right-of-way line on State Route 11 of Highway Project 19032-2207-04 varying in width from 2 feet more or less along the Vernon E. Rager and wife southeast property line to 5 feet more or less along the northwest property line of said tract and containing 400 square feet.

Being the same property conveyed to Donald R. Craig, Sr. and wife, Mattie Marie Craig from Delma G. Rager and Bobby C. Rager, sole heirs at law of Eva C. Rager, deceased, by Warranty Deed dated August 21, 2006, recorded August 23, 2006 at 8:29 A.M., and appearing of record in Instrument Number 20060823-0103578, Register's Office for Davidson County, Tennessee. The said Donald R. Craig, Sr. died on December 6, 2007, leaving Mattie Marie Craig as the surviving Tenant by the Entirety. The said Mattie Marie Craig has since remarried and is now known as Mattie Marie Keeler, whose new husband is now deceased.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2020 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to terms,

provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Record Book 4872, Page 893; to all matters as shown on plan of record on Book 4675, Page 156; to the Deed conveyed to the State of Tennessee, appearing of record in Book 6121, Page 690; and to an Agreement for Dedication of Easement for Sanitary Pumps/Service Lines and Ingress and Egress purposes in Instrument Number 20021028-0131683, Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

MATTIE MARIE KEELER Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **MATTIE MARIE KEELER b/t/s/p/a MATTIE MARIE CRAIG**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 25th day of August, 2020

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 5-10-2021

Notary Public

Property Owners Name
and Mailing Address:

Stewart Mark Morrison
Cathy J. Morrison
1415 Springfield Highway
Goodlettsville, TN, 37072

Person or Entity Responsible for
Payment of Property Taxes:

InterLinc Mortgage Services
5875 N. Sam Houston Pkwy W, Ste 300
Houston , TX 77086

Property Address:
1415 Springfield Highway
Goodlettsville, TN, 37072

Map and Parcel No.
007-14-0-005.00

STATE OF TENNESSEE,
Davidson COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$349,900.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the **25th day of August, 2020.**

DANIEL T. SCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/2/2022

Prepared by:
Jon T. Graves
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172

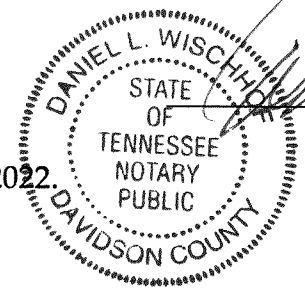
CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.