Karen Johnson Davidson County
Batch# 467126 DEEDWARR
08/31/2020 12:24:13 PM 2 pgs
Fees: $13.00 Taxes: $1,061.90
20200831-0098547

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

39-B
File #20-1462

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 **Karen Pack, Susan Patton and Gary Temple, Successor Trustee of "John Steven Townley Special Needs Trust",** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph W. Morris and Timothy W. Morris,** 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. 6-A, on the Plan of Resubdivision of Lot 6-A, Reserve Parcel A of Huntwick Estates, Section 2, of record in Book 5800, Page 175, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen Pack, Susan Patton and Joyce Peacock, as Trustee of "The John Steven Townley Special Needs Trust" by deed dated June 21, 2017 and recorded as Instrument No. 20170719-0072619, Register's Office for Davidson County, Tennessee. Gary Temple was appointed Successor Conservator and Successor Trustee of The John Steven Townley Special Needs Trust by Orders of the Seventh Circuit Court for Davidson County, Tennessee, Docket Nos. 15P-1096 and 16P-655, and filed June 28, 2019. This transaction was approved by Order Approving Contract issued by the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket Nos. 15P-1096 and 16P-655, said Order having been filed on August 7, 2020.

The Grantors of this Warranty Deed acknowledge and warrant that Karen Pack was vested with a 1/3 undivided interest, that Susan Patton was vested with a 1/3 undivided interest, and that Gary Temple, Successor Trustee, of "The John Steven Temple Special Needs Trust" was vested with a 1/3 undivided interest, in the subject real property.

The subject property has not been the residence of Karen Pack, or Susan Patton, their respective spouses or issue.

The property conveyed herein is subject to matters shown on the recorded plan, applicable restrictions, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7406 Huntwick Trail, 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.

WITNESS THE EXECUTION HEREOF this 27th day of August, 2020.

Karen Pack
Karen Pack

Susan Patton
Susan Patton

"The John Steven Special Needs Trust"

BY: _____
Gary Temple, Successor Trustee

John Steven Townley

By: _____
Gary Temple, Successor Conservator

State of Tennessee)
County of Davidson)

On this 27th day of August, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Karen Pack and Susan Patton, 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

State of Tennessee)
County of Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary Temple, with whom I am personally acquainted and who upon their oath acknowledges himself to be the Successor Conservator, and Successor Trustee of The John Steven Special Needs Trust, the within named bargainor, and that as such Successor Conservator, and Successor Trustee being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, TN on this the 27 day of August, 2020.

_____
Notary Public

Commission Expires: 11-3-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 287,000.00.**

_____
Affiant

Sworn and subscribed before me on this the 27th day of August, 2020.

_____
Notary Public

My Commission Expires: 11-3-20

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Joseph W. Morris Timothy W. Morris 7454 Huntwick Trail Nashville, TN 37221	Owner	127.00-0-167