**THIS INSTRUMENT PREPARED BY:**
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

**NAME AND ADDRESS OF NEW OWNERS:**
Brian Glasser and Susan Glasser
721 Darden Place
Nashville, TN 37205
**SEND TAX BILLS TO:**
Synovus Bank
1033 Demonbreun Street, Ste 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 520562 **DEEDWARR**
11/24/2020 08:54:21 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20201124-0137609

# WARRANTY DEED

(Map 115-04-0; Parcel 073.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **ELEANOR Z. MORRIS, TRUSTEE OF CLIFTON T. MORRIS, JR. AND ELEANOR Z. MORRIS FAMILY TRUST DATED MAY 2, 2009**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **BRIAN GLASSER AND SUSAN GLASSER, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 198, as shown on the map entitled Hillwood Estates, Section 9, Part 1, of record as Book 2331, page 27, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning on the southwesterly margin of Darden Place at the corner of Lots Nos. 197 and 198; thence with the line between said two lots southwestwardly 240 feet to a concrete monument; thence south 37° 04' east 235.92 feet to the northwesterly margin of Georgetown Road; thence with same northeastwardly 215 feet to the beginning of a curve; thence around said curve in a northerly direction having a radius of 25 feet, 39.27 feet to the southwesterly margin of said Darden Place; thence with same north-westwardly 210.92 feet to the beginning.
>
> Being the same property conveyed to CLIFTON T. MORRIS, JR AND WIFE, ELEANOR Z. MORRIS, by deed from SHELLEY LONG CAMMACK AND WILLIAM FRANKLIN LONG, JR., DEVISEES UNDER THE WILL OF BETTY WITT LONG, DECEASED AND SHELLEY LONG CAMMACK AND WILLIAM FRANKLIN LONG, JR., CO-EXECUTORS OF THE ESTATE OF BETTY WITT LONG (BEING ONE IN THE SAME AS BETTY W. LONG), of record in Instrument No. 20110202-0009405, dated February 1, 2011, said Register's Office. Being further conveyed to CLIFTON T. MORRIS, JR. AND ELEANOR Z. MORRIS, TRUSTEES OF THE CLIFTON T. MORRIS, JR. AND ELEANOR Z. MORRIS FAMILY TRUST, DATED MAY 2ND 2009, by quitclaim deed from CLIFTON T. MORRIS, JR AND WIFE, ELEANOR Z. MORRIS, of record in Instrument No. 20110613-0045042, dated June 9, 2011, said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 721 Darden Place, Nashville, TN 37205.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenant with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 18 day of November, 2020.

**Clifton T. Morris, Jr. and Eleanor Z. Morris Family Trust dated May 2, 2009**

**By:** Eleanor Z. Morris, Trustee
**Eleanor Z. Morris, Trustee**

STATE OF LOUISIANA )
COUNTY OF East Baton Rouge )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eleanor Z. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument individually and as Trustee of the of Clifton T. Morris, Jr. and Eleanor Z. Morris Family Trust dated May 2, 2009 Trust, and who further acknowledged that she executed the same as her free act and deed and by the authority granted her as Trustee of the of Clifton T. Morris, Jr. and Eleanor Z. Morris Family Trust dated May 2, 2009 Trust.

Witness my hand and official seal, this the 18 day of November, 2020.

Notary Public

(SEAL)

DEBRA M. COWART
Notary Public
State of Louisiana
E. Baton Rouge Parish
Notary ID # 59298
My Commission is

**With Life**

My Commission Expires: _____

AFFIDAVIT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $775,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of November, 2020.

Notary Public

My commission Expires: May 15, 2021

J. KASEY TALBOTT
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY, TENN.

File No. GTS1-2020-722