STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$350,000.00** (Three Hundred Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 23rd day of November, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024 (NOTARY SEAL)

Karen Johnson Davidson County
Batch# 521128 **DEEDWARR**
11/25/2020 11:45:36 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20201125-0138395

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Tony Martin Richardson Jr. 1207 Kenwood Drive Nashville, TN 37216	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	06108017800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHEN S. MORRIS, AN UNMARRIED MAN** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TONY MARTIN RICHARDSON JR.,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING Lot No. 26 and the easterly 1/2 of Lot No. 27 on the Plat of Block "E", Jackson Park, Section 2, of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee.

SAID Lot and part of lot front together 90 feet on the northerly margin of Kenwood Drive, and extends back 157.3 feet on the easterly line and 150.0 feet on the westerly line to a line in the rear of which it measures a total distance of 105.0 feet.

Being the same property conveyed to Stephen S. Morris, by deed from Wayne E. Morris, Stephen Morris and Peggy M. Campbell, Successor Co-Trustees of the Family Trust established under Item V of Morris Family Revocable Living Trust Agreement date March 29, 1995, of record in Instrument No. 20160113-0003403 dated December 31, 2015 and recorded January 13, 2016, Register's Office for Davidson County, Tennessee. See Also Scrivener's Affidavit recorded in Instrument No. 20160303-0020645, Register's Office for Davidson County, Tennessee.

Being also known as 1207 Kenwood Drive, Nashville, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1207 KENWOOD DRIVE** **NASHVILLE, TN 37216**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 19th day of November, 2020

Stephen S. Morris

STATE OF FLORIDA)
COUNTY OF Lee)

On this 19th day of November, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephen S. Morris** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 19th day of November, 2020.

Debra Santorico
Notary Public

Commission Expires: 08/17/24

Debra Santorico
Comm. #HH032980
Expires: Aug. 17, 2024
Bonded Thru Aaron Notary