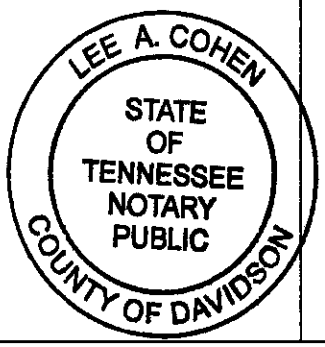


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JANUARY, 2021

Notary Public

MY COMMISSION EXPIRES: MAY 2,2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID MORRIS & JOHN M. HELTON	**SAME**	**091-12-0-074.00**
(NAME) **567 WATSONWOOD DRIVE**		
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 564525 **DEEDWARR**
01/29/2021 01:27:56 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20210129-0013523

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ROBERT E. DOLAN AND WIFE, BONNIE H. DOLAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DAVID MORRIS AND JOHN M. HELTON, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 49 and 51, Block 100, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 49 and 51 front together 50 feet on the easterly side of 47th Avenue, North, formerly 6th Street, and run back between parallel lines, with the southerly margin of Indiana Avenue, 160 feet to an alley.

Being the same property conveyed to Bonnie H. Dolan, married, from Robert Bass and wife, Adele S. Bass, by deed dated September 15, 1992, of record in Book 8731, Page 424, said Register's Office. Being further conveyed to Robert E. Dolan and wife, Bonnie H. Dolan, from Bonnie H. Dolan, by Quitclaim Deed dated August 24, 2004, of record in Instrument No. 20040824-0102294, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 57, Pages 74 and 75; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **712 47TH AVE. NORTH, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hands this 29th day of January, 2021.

Robert E Dolan

ROBERT E. DOLAN

Bonnie H. Dolan

BONNIE H. DOLAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert E. Dolan and wife, Bonnie H. Dolan**, the bargainors, 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 official seal at office, this 29th day of January, 2021.

My commission expires: **May 2, 2022**

Lee A. Cohen

Notary Public

