Karen Johnson Davidson County
Batch# 580846 DEEDWARR
03/01/2021 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20210301-0025657

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hallie G. Templeton	Better Mortgage Corporation	Map & Parcel 026 15-0 009.00
(NAME)	(NAME)	
2204 Marsha Drive	3 World Trade Center, 175 Greenwich Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	New York NY 10007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Vickie J. Morrison and Melvin Morrison, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hallie G. Templeton, a single woman, hereinafter called the Grantees, their 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 Lot No. 59 on Section 1, Northhill Estates, a plat which of record in Book 3300, Page 18, Register's Office for said County.

Said Lot No. 59 fronts 162.72 feet on the westerly margin of Marsha Drive and runs back between lines 253.7 feet on the northerly line and 269.0 feet on the southerly line to a dead line in the rear, measuring 131.3 feet thereon.

Being the same property conveyed to Vickie J. Morrison and husband, Melvin Morrison by deed from James Elgin Hoover, Jr. and wife, Elvedia Hoover of record in Instrument No. 20060410-0040905, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Book 3300, Page 18, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2204 Marsha Drive, Madison, TN 37115
(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 24th day of February, 2021.

Vickie J. Morrison

Melvin Morrison

STATE OF TENNESSEE

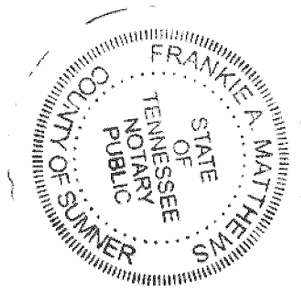
COUNTY OF Robertson

On this 24th day of February, 2021, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Vickie J. Morrison and Melvin Morrison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public,



True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

