Name and Address of New Owner:
Griffin N. Hites
201 Rayon Drive
Old Hickory, TN 37138

Send Tax Bills To:
Guaranteed Rate, Inc.
3940 North Ravenswood Avenue
Chicago, IL 60613

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 044-09-0-028

Karen Johnson Davidson County
Batch# 682864 DEEDWARR
07/23/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210723-0099419

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark Morris and Kelley Morris, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Griffin N. Hites , an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee and being more particularly described as follows:

Being a part of Lot No. 238 on the unrecorded map of Rayon City, Old Hickory, Tennessee, for said County, described according to a survey by John Wilkes, Civil Engineer, dated July 30, 1928.

Said part of Lot No. 238 is the Westerly 40 feet of said Lot and fronts 40 feet on the Southerly side of Rayon Drive, and runs back 154.7 feet on the Easterly line and 162.9 feet on the Westerly line and measures 40.6 feet thereon. (DEED IN DEED BOOK 5098 PAGE 563 EXPRESSLY NOTED THAT TEN FEET OF THE EASTERLY SIDE OF LOT NO. 238 WAS NOT A PART OF SAID CONVEYANCE).

Being the same property conveyed to Mark Morris and wife, Kelley Morris, by Warranty Deed from Robert D. Cowherd and wife, Barbara Cowherd, of record in Instrument No. 20150324-0025083 Register's Office for Davidson County, Tennessee, dated 03/23/2015 and recorded on 03/24/2015.

Being improved property also known as 201 Rayon Drive, Old Hickory, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of July, 2021.

7-21-21
(SEAL)
Mark Morris

7/21/21
(SEAL)
Kelley Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Morris and Kelley Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of July, 2021.

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $355,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of July, 2021.

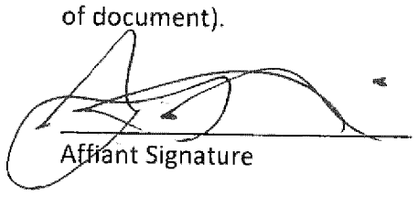
Notary Public
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2021-1472

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/21/2021 (date of document).

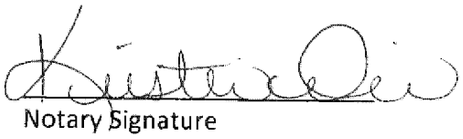


Affiant Signature

7/21/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21st day of July, 2021.



Notary Signature

My Commission Expires: 9.2.2024

