WARRANTY DEED

Karen Johnson
Batch# 777941
12/22/2021 08:44:23 AM
Fees: $13.00 Taxes: $1,239.50

Davidson County
DEEDWARR
2 pgs

20211222-0168834

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 7-20-2022

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Warren Morris	New Owner	142-02-0-010.00
(NAME)	(NAME)	
7454 Huntwick Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Barry L. Vaughn,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Warren Morris and Timothy Warren Morris, joint tenants with right of survivorship,** 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. 10 on the Plan of Cross timbers, Section 1, of record in Book 3700, page 37, Register's Office for said County.

Said Lot No. 10 fronts 100 feet on the northerly margin of the Memphis-Bristol Highway and extends back between parallel lines 200 feet to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Barry L. Vaughn by Warranty Deed from Mattie Joslin King, unmarried, dated March 13, 2001, of record in Instrument No. 20010315-0024821, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7452 Highway 70 S, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3700, page 37; restrictions of record in Book 3949, page 258; all of record in the Register's Office for Davidson County, Tennessee.

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 my hand this 17th day of December, 2021.

Barry L. Vaughn by Chris Vaughn, Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Chris Vaughn as Attorney in Fact for Barry L. Vaughn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 17th day of December, 2021.

Notary Public
My Commission Expires: 11.20.2024

File No.: 35539

AMANDA S. WILLIAMS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY