BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 802760 DEEDWARR
02/09/2022 11:29:48 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20220209-0014971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 DAY OF February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Obee and Christine Obee	Terry Obee	
(NAME)	(NAME)	
1706 County Hospital Road	2807 Lost Cove Ct	080-04-0-062.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Bowling Green, KY 42104	
(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, WE, **RICHARD A. MORPHIS AND NANCY D. MORPHIS, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRY OBEE AND CHRISTINE OBEE, HUSBAND AND WIFE,** 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:

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. 14 on the Map of the Resubdivision of Lots Nos. 1 to 8, both inclusive, of Block 2 of the G.T. Sheegog Subdivision, not of record, and described as follows: Beginning at a point in the center line of County Hospital Road, formerly Asylum Road at the corner of Lots 13 and 14; thence with the line between said lots, Southeasterly 250 feet, more or less, to a point; thence South 36 1/2 degrees West 50 feet to the comer of Lots Nos. 14 and 15; thence with the line between said lots, Northwesterly 250 feet, more or less, to the center line of County Hospital Road, formerly Asylum Road; thence with the center line of the same, North 36 1/2 degrees East 50 feet to the beginning .

Being the same property conveyed to Richard A. Morphis and Nancy D. Morphis, husband and wife as joint tenants with right of survivorship by Warranty deed from First Horizon Home Loans, a Division of First Tennessee Bank National Association of record in Instrument No. 20090202-0008562 Register's Office for Davidson County, Tennessee, dated January 22, 2009 and recorded on February 02, 2009.

Being also known as 1706 County Hospital Road Nashville, Tennessee 37218.

This is improved / unimproved x property, known as 1706 County Hospital Road, Nashville, TN 37218
(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 my hand this 27th day of JAN, 2022

RICHARD A. MORPHIS

NANCY D. MORPHIS

STATE OF FLORIDA
COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Morphis and Nancy D. Morphis, the bargainor, 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 this 27th day of JAN, 2022.

Commission expires:
Jul 22, 2023

AMBER EDWARDS
Notary Public - State of Florida
Commission # GG 357599
My Comm. Expires Jul 22, 2023
Bonded through National Notary Assn.

Notary Public