WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 226,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF February, 2023.

Notary Public
COMMISSION EXPIRES: 3/3/26

KIMBERLEY C. KINDALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 03, 2026

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 974366 DEEDWARR
02/27/2023 10:26:30 AM 2 pgs
Fees: $13.00 Taxes: $836.20
20230227-0013564

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
1544 Heritage View Blvd, L.L.C.	SAME	042 08 0 138.00
(NAME) POB 1005	(NAME) SAME	
Safety Harbor, FL 34695	(ADDRESS) SAME	
(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, **Barry Lane Morris and Barbara Ann Bumbalough-Morris, husband and wife** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1544 Heritage View Blvd, L.L.C., a Florida Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 20 on the Plan of Heritage View Subdivision, Section Two, of record in Plat Book 7900, page 37, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Barry Lane Morris and Barbara Ann Bumbalough-Morris, husband and wife, as by Quitclaim Deed from Barbara Ann Bumbalough-Morris, f/k/a Barbara Boyle, a married woman, herein joined by her spouse, Barry Lane Morris, as, dated 09/12/2013 and recorded 09/25/2013 in Instrument Number 20130925-0100537 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1544 Heritage View Boulevard (House Number) (Street) | (P.O. Address) | Madison, TN (City or Town) | 37115 (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. successors 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, successors 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 24 day of February, 2023.

Barry Lane Morris

Barbara Ann Bumbalough-Morris

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Barry Lane Morris and Barbara Ann Bumbalough-Morris, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 24 day of February, 2023.

S. Nixon Pressley

Commission Expires: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian 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 the 24th day of February, 2023.

Ernest D. Bennett, III, Affiant — 02/24/2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 24th day of February, 2023.

Commission Expires: Sept. 2, 2024

Notary Public

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024