WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie J. Morgan	Affordable Funding	22-2-53.00
(NAME)	(NAME)	
404 Jordyn Leigh Court	533-D Pylon Drive	
(ADDRESS)	(ADDRESS)	
Joelton, Tennessee 37080	Raleigh, NC 27606	
(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, Thanh A. Harlan and wife, Celeste Y. Harlan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melanie J. Morgan married, 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:

being Lot No. 24 on the plan of Chase Pointe, Section Four, of record in Book 9700, Page 929, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thanh A. Harlan and wife Celeste Y. Harlan, by deed of record in Instrument No. 199912210306019, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Thanh A. Harlan and Celeste Y. Harlan by Sonja Jolly as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 404 Jordyn Leigh Court, Joelton, TN 37080
(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.

Davidson County DEEDWARR
Recvd: 07/23/01 11:12 2pgs
Fees:13.00 Taxes:588.30
20010723-0077703

Witness my/our hand(s) this 13th day of July, 2001.

Thanh A. Harlan

Celeste Y. Harlan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 13th day of July, 2001, before me personally appeared Sonja Jolly, the person who executed the foregoing instrument on behalf of Thanh A. Harlan and wife Celeste Y. Harlan and who acknowledged that she executed the same as the free act and deed of the said Thanh A. Harlan and wife Celeste Y. Harlan, through Power of Attorney granted her by the said Thanh A. Harlan and wife Celeste Y. Harlan

Witness my hand and official seal at Nashville, Tennessee this 13th day of July, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

