WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/02 16:19 2pgs
Fees:13.00 Taxes:255.30

20020403-0040779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

#167

THIS INSTRUMENT WAS PREPARED BY

RETURN TO: Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Morgan Jr.	Walter Morgan Jr.	83-14-242
(NAME)	(NAME)	
322 S 17th Street	322 S 17th Street	
(ADDRESS)	(ADDRESS)	
, TN	Nashville, TN 37206	
(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, Gene A. Sardon, and wife, Willa P. Sardon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Morgan Jr., and wife, Melanie Morgan, 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 the easterly 100 feet of Lot No. 97, Edgefield Land Company's Subdivision, recorded in Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 97 fronts 50 feet on the westerly side of South 17th Street and extends back 100 feet between parallel lines to a rear line measuring 50 feet thereon.

Being the same property conveyed to Gene A. Sardon and Willa P. Sardon by Warranty Deed from Sallie R. Sisson, dated October 26, 2001, and recorded on October 29, 2001, in Instrument Number 20011029-0117568, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Sallie R. G. Sisson, unmarried, by Warranty Deed from James D. Barnes and wife, Nina Rae Barnes, dated September 25, 1986, recorded October 2, 1986, in Book 6997, Page 18, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to the Gene A. Sardon and Willa P. Sardon by deed of record in instrument # 20011029-0117568, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 322 S 17th Street, Nashville, TN 37206
(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/our hand(s) this 28th day of February, 2002.

Gene A. Sardon

Willa P. Sardon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

STATE OF ~~/////~~

COUNTY OF ~~/////~~

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared GENE A SARDON AND WILLA P. SARDON with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself/herself to be~~ THEY ~~/////~~ of ~~/////~~ and ~~/~~ that ~~he/she~~ as ~~such~~ of ~~/////~~ executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, ~~Tennessee~~, this 28TH day of FEBRUARY ~~2001.~~ 2002

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-27-04

Witness my hand and official seal at Nashville, ~~Tennessee~~, this 28th day of February, 2002.

Commission expires:

Notary Public