Return after recording to John T. Cook, P.C. 2927 Berry Hill Drive, Nashville, TN 37204

Dav. Co. File Number 15219-3

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June , 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myles R. Morgan	NEW OWNER	Map 63
1229 Springwood Drive	(NAME)	Parcel 116
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	Group 16-0-B
(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,

Gary W. Vacca and Wife Sheila Vacca ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Myles R. Morgan and Wife JoAnn 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:

Being Lot No. 198 on the Plan of HAMPTON PARK (FORMERLY CHITWOOD DOWNS), as of record in Plat Book 6900, Pages 550 THROUGH 552 and corrected in Book 7462, page 445 and amended in Book 8110, Page 401 and by amendment to change name in Plat Book 8181, page 112, , Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gary W. Vacca and Sheila Vacca by deed from Reavis T. Pendergrass and wife Beverly S. Pendergrass of record in Deed Book 8509, page 921, Register's Office for said County.

Easement as shown of record in Deed Book 2247, Page 75; Book 7460, page 930; Book 7489, page 515; Book 8007, page 235; Book 8739, page 991; Book 8657, page 179; Book 8207, page 276; Book 8951, page 797, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8517, Page 762; Book 8833, page 216; Book 7431, page 204, Register's Office for said County.

Plat sets out said property is subject to HOA.

Davidson County DEEDWARR
Recvd: 07/05/02 13:45 2pgs
Fees:13.00 Taxes:573.50



20020705-0081190

Restrictive Covenants of record in Deed Book 7351, Page 852; Book 7431, page 204; Book 7451, page 729, Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 1229 Springwood Drive, Old Hickory, TN 37138

(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 June, 2002.

Gary W. Vacca

Sheila Vacca

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gary W. Vacca and Sheila Vacca the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of June, 2002

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number: 205870

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122