WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/04 12:29 2pgs
Fees:13.00 Taxes:758.50

20041028-0129743

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Blair Lynch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2004.

Sharon R. Riney
Notary Public

MY COMMISSION EXPIRES: 5-27-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick L. and Melissa K. Morgan	SAME	Map 141-12-C
(NAME)	(NAME)	
7428 River Bend Circle	7428 River Bend Circle	Parcel 73.00
(ADDRESS)	Nashville, Tn 37221 (ADDRESS)	
Nashville, TN 37221		
(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, **NELSON HUGH WHITFIELD AND WIFE, NEILA ANDERSON WHITFIELD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK L. MORGAN AND WIFE, MELISSA K. 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 Lot No. 73 on the plan of River Bend, of record in Book 6900, pages 504 and 505, Register's Office for said County.

Said Lot No. 73 fronts 87.24 feet on the southerly margin of River Bend Circle and extends back between parallel lines 149.80 feet to a dead line.

Being the same property conveyed to Nelson Hugh Whitfield and wife, Neila Anderson Whitfield by deed from Montez M. McBride, dated December 10, 1992, of record in Book 8812, Page 527, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) Charter of record in Book 7347, page 636, Book 8179, page 869, Book 9359, page 153, said Register's Office; (c) By-Laws of record in Book 7347, page 643, said Register's office; (d) Restrictive covenants of record in Book 7112, page 81, Book 7308, page 805, Book 7308, page 808, Book 7336, page 15, and Book 7549, page 893, said Register's Office; (e) all matters appearing on the plan of record in Book 6900, pages 504-505 (corrected street name of record in Book 7465, page 833), said Register's Office; and (f) Quitclaim Deed to homeowners association of record in Book 9462, page 679, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7428 River Bend Circle, Nashville, TN 37221

(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 our hands this 25th day of October, 2004.

Nelson Hugh Whitfield

Neila Anderson Whitfield

648816

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 Nelson Hugh Whitfield and wife, Neila Anderson Whitfield , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this ~~25th~~ 26th day of October, 2004.

Commission expires:

Notary Public



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED