Davidson County DEEDWARR
Recvd: 02/24/05 09:56 2 pg
Fees:13.00 Taxes:776.63

20050224-0020298

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 22, 2007

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Louise Morgan	First Horizon Home Loans	Map 086-04-0-B- Parcel 036.00CO
4929 Tulip Grove Lane	P.O. Box 7481	
Hermitage, Tennessee 37076	Springfield, OH 45501	
(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, **JAMES AUGUST WILSON AND WIFE, DONNA LACARIA WILSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH LOUISE MORGAN, AND HUSBAND MICHAEL GARY 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 66 on the First Revision of Sunset Oaks, Section Two, as of record in Plat Book 7900, Page 942, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James August Wilson and wife, Donna Lacaria Wilson by deed from Frank Batson Homes, Inc. of record in Book 9848, Page 243, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to Declaration of Covenants, Conditions & Restrictions of record in Book 9082, Page 567 and Plat Book 7900, Page 600 and Charter of record in Instrument #199912070300671, Register's Office, Davidson County, Tennessee.
This conveyance is subject to notes on the plat of record in Plat Book 7900, Page 942, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 4929 Tulip Grove Lane, Hermitage, TN 37076

(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 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 February 23, 2005.

James August Wilson

James August Wilson

Donna Lacaria Wilson

Donna Lacaria Wilson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named James August Wilson and wife, Donna Lacaria Wilson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this February 23, 2005

Commission expires: 7-14-07

Dana Loggins

Notary Public

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.