File No. 250201649

WARRANTY DEED

TAMMY McCAULEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 12-18-05

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 03/28/05 11:04 2 pgs
Fees:13.00 Taxes:1450.40
20050328-0032648

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie Harris	Popular Financial Services, LLC and/or Mortgage Electronic Registration Systems, Inc.	174-00-0-179
(NAME)	(NAME)	
3354 Old Franklin Road	301 Lippincott Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Marlton, New Jersey 08053	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Susan L. Morgan and husband John David Krauss, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melanie Harris, married, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel of land situated in Davidson County, Tennessee and being a portion of the property as recorded in Deed Book 5789, Page 576, in the R.O.D.C. Tennessee and being more particularly described as follows:

Beginning at a point, said point being N 82 37' 00" W a distance of 275.19 feet from the southwest corner of the Phillip L. Taylor property as recorded in Deed Book 7656, Page 904, pf the R.O.D.C., Tennessee.

Thence N 82 37' 00" W a distance of 150.00 feet to a point;
Thence S 09 23' 00" W a distance of 121.70 feet to a point;
Thence N 67 09' 00" W a distance of 218.62 feet to a point;
Thence N 82 07' 00" W a distance of 103.58 feet to a point;
Thence N 57 06' 00" W a distance of 191.85 feet to a point;
Thence S 89 29' 00" W a distance of 191.16 feet to a point;
Thence N 65 43' 00" W a distance of 90.00 feet to a point;
Thence N 74 35' 05" E a distance of 994.85 feet to a point;
Thence S 07 23' 00" W a distance of 405.61 feet to the point of beginning and containing 5.124 acres of land more or less.

Being the same property conveyed to Susan L. Morgan and husband, John David Krauss, by Deed from Linda M. White, an unmarried person, dated September 29, 1994, filed for record on October 7, 1994, in Deed Book 9488, Page 216, Register's Office for Davidson County, Tennessee.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3354 Old Franklin Road, Antioch, TN 37013
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of March, 2005.

Susan L. Morgan by John David Krauss, atty-in-fact

John David Krauss

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me: the undersigned, a Notary Public in and for said County and State, the within named John David Krauss the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of March, 2005.

Commission expires:
12/18/05

TAMMY McCAULEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

STATE OF Tennessee
COUNTY OF Rutherford

On this the 15th day of March, 2005, before me personally appeared John David Krauss, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Susan L. Morgan, and who acknowledged that he executed the same as the free act and deed of the said Susan L. Morgan by virtue of that Power of Attorney, duly executed by the said Susan L. Morgan and appearing of record in Book ★, page _____, of Register's Office of Rutherford County, Tennessee. ★ 20050328-00 32647

Witness my hand and official seal at Smyrna, TN, this 15th day of March, 2005.

My Commission Expires: 12/18/05

Notary Public

TAMMY McCAULEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

File Number: 250201649
RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167