WARRANTY DEED

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of November, 2005

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

BOX 13
10570

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly Sears	Holly Sears	147-10-85
(NAME) 5119 Briarwood Drive	(NAME) 330 East Lytle	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Murfreesboro, TN 37130	
(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 R. Morgan Jr. and wife Lori A. Morgan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Holly Sears , 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. 322 on the Plan of Caldwell County Estates Section 5 of record in Plat Book 3300, Page 16, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

SAID Lot No. 322, which is a corner lot, fronts 125 feet on the southwesterly margin of Briarwood Drive and fronts 150.3 feet on the northwesterly margin of Edmondson Pike, said frontage being joined by a curve having a length of 39.27 feet, and extends back 177.2 feet on the northwesterly line and 150 feet on the southwesterly line to a point of intersection.

Included in the description but excluded from this conveyance. Land in Davidson County, Tennessee, being part of Lot No. 322 on the Plan of Section Five, Caldwell County Estates, of record in Book 3300, Page 16, Register's Office for said County described as follows: Beginning at a point, being the southeastern property corner 25 feet from the centerline of Edmondson Pike; thence N 69° 52' W along the southern property line for 5 feet to a point; thence N 20° 08'E for 145.30 feet to a point; thence along a curve to the left of radius 30 feet for 47.12 feet to a point on the southern right-of-way line of Briarwood Drive; thence S 69° 52' E for 10 feet along said right-of-way line to a point; thence along a curve to the right of radius 25 feet for 39.27 feet to a point on the existing western right-of-way line of Edmondson Pike to a point;; thence along said right-of-way line S 20° 08' W for 150.30 feet to the point of beginning and containing an area of 935.54 square feet, more or less.

Being the same property conveyed to James R. Morgan, Jr. and wife Lori A. Morgan, by deed of record in Instrument No. 20040512-0055385, Register's Office for Davidson County, Tennessee.

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

The said property is being conveyed subject to two Deeds of Trust in Instrument No. 20040512-0055386 and Instrument No. 20040512-0055387.

unimproved ☐

This is improved ☒ property, known as 5119 Briarwood Drive, Nashville, TN 37211
(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.

Davidson County DEEDWARR
Recvd: 11/18/05 09:42 2 pgs
Fees:13.00 Taxes:536.13

20051118-0139430

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

Witness our hands this 11 day of November, 2005

James R. Morgan Jr.

Lori A. Morgan

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 James R. Morgan, Jr. and wife Lori A. Morgan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11 day of November, 2005

Commission expires: May 28, 2006

LaTrece McAdoo

Notary Public

