Return to:
Forsythe Title & Escrow
2525 WEst End Ave #350
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 11/30/05 15:25 2 pgs
Fees:13.00 Taxes:758.50
20051130-0144119

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2005.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Casey Morgan	First Horizon Home Loan Corp. d/b/a First Tennessee Home Loans	104-05-0
117 37th Avenue, North	1555 W. Walnut Hill Lane #200 Irving, TX 75038	GROUP
Nashville, Tennessee 37209		PARCEL 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred Five Thousand Dollars and Zero Cents ($205,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Cristina C. Suarez, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Casey Morgan and wife, Stephanie~~x~~ 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. 150 on the Plan of West Grove Subdivision of record in Book 421, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Cristina C. Suarez by deed dated August 28, 1998, from Henry A. Hickerson and wife, Barbara J. Hickerson, of record in Book 11095, page 707 in the Register's Office for Davidson County, Tennessee.

Anthony R. Green, spouse of Cristina C. Suarez, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, easements, covenants, conditions and restrictions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 117 37th Avenue, North, Nashville, Tennessee 37209

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 hand this 21st day of November, 2005.

Anthony R. Green

Cristina C. Suarez

By: Anthony R. Green, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Anthony R. Green, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of November, 2005.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony R. Green, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cristina C. Suarez, and acknowledged that he executed the same as the free act and deed of the said Cristina C. Suarez.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of November, 2005.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY