File No. 260200809

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/06 13:08 2 pgs
Fees:13.00 Taxes:469.90
20060324-0033930

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

James Tagney Morgan, Van Ark Attorney in Fact Grantor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: Jerry A. Kennon
Notary Public, Davidson County, Tennessee
(AFFIX SEAL) My Commission Expires March 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Tagney Morgan	Countrywide Home Loans, Inc.	Map 061-04, Parcel 11
(NAME) 4908 Inglewood Court	(NAME) 2021 N. Gallatin Rd., Ste, 280	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Madison, Tennessee 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Signature Builders/Janet Morris**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Tagney Morgan, unmarried, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:
Being Lot Number 73 and the Northerly One-Half of Lot Number 74 on the Map of Inglewood Heights Subdivision, as of record in Book 1424, Page 85, Register's Office of Davidson County, Tennessee. Said Lot Number 73 and part of Lot Number 74 front together 90 feet on the Easterly side of Inglewood Court and runs back between parallel lines 168.3 feet to a dead line.

Being the same property conveyed to Signature Builders/Janet Morris, by Deed from Lehman Capital, a Division of Lehman Brothers Holding, Inc., dated October 19, 2004, filed for record on November 5, 2004, in Instrument Number 200411050133800, Register's Office for Davidson County, Tennessee.

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 4908 Inglewood Court, Nashville, TN 37216
(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), His 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), His 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 6th day of March, 2006.

Janet Morris

Signature Builders/Janet Morris

By: Janet Morris
co-owner

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Signature Builders/Janet Morris, 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 Brentwood, Tennessee, this 6th day of March, 2006.

My Commission Expires: 3-25-06

Notary Public

MICHELLE MARIE M...
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

File Number: 260200809

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

JTM - VAP, Atty