WARRANTY DEED

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 06, 2006

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,336.00

Alissa C Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2006.

Eileen Strange
Notary Public

MY COMMISSION EXPIRES: November 6, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Forefront Title, LLC, 786 Nissan Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alissa C. Morgan	Novastar Mortgage, Inc. ISAOA	119-12-93
(NAME)	(NAME)	
734 Carlyle Place	4059 Kinross Lakes Parkway #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Richfield, OH 44286	
(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, Steven S. Glass and wife, Chaeli Thomas Glass, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roderick H. Morgan and wife, Alissa C. 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 734 Carlyle Place, 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.

Witness our hands this 31st day of August, 2006.

Davidson County DEEDWARR
Recvd: 09/05/06 09:42 2 pgs
Fees:13.00 Taxes:485.94
20060905-0108942

Steven S. Glass

Chaeli Thomas Glass

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 Steven S. Glass ~~and wife, Chaeli Thomas Glass~~, the bargainor(s), with whom I am personally acquainted or proved to me on the basic of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 31st day of August, 2006.

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 06, 2006

Eileen Strange
Notary Public

My Commission expires: November 6, 2006

For P.O.A acknowledgement, See Exhibit B

File No.: TN200664

EXHIBIT A

Land in Davidson County, State of Tennessee, and being Lot No. 88 on the plan of Battlewood, Section One, of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Steven S. Glass and wife, Chaeli Thomas Glass, by Warranty Deed dated 3/28/03 from Karen Weaver and husband, Mark Weaver, of record in Instrument No. 20030401-0042621, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictions, easements and any and all matters as shown on the plan of record in Plat Book 1835, page 31, Register's Office for Davidson County, Tennessee.

X 20060905-0103941

Exhibit B

On this 31st day of August, 2006, before me personally appeared Steven S. Glass, to me know (or provided to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Chaeli Thomas Glass and acknowledged that he executed the same as the free act and deed of Chaeli Thomas Glass by virtue of an instrument of record in Instrument No. _____X_____, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 31st day of August, 2006.

My commission expires:
11-6-06

Eileen Strange
Notary Public

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.
MY COMMISSION EXPIRES NOVEMBER 06, 2006