Davidson County DEEDWARR
Recvd: 09/20/06 15:35 2 pgs
Fees:13.00 Taxes:266.03

20060920-0116756

# WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$71,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF SEPTEMBER, 2006.**

Notary Public

MY COMMISSION EXPIRES: July 19, 2008

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Justin Prince** | **Justin Prince** | **83-13-148** |
| (NAME) | (NAME) | |
| **1308 Lillian Street** | **4003 Murray Place** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | **Nashville, Tennessee 37216** | |
| (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, **Jeff Morgan and Shannon Matthews**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Prince, a single person**, 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:

Lot No. 114 on the Plan of J.S. Williams Addition Edgefield, of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeff Morgan and Shannon Matthews by Deed from Denise Griffin, Substitute Trustee of record in Instrument No. 20060920-0116755, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as **1308 Lillian Street, Nashville, TN 37206**
(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 **19th day of September, 2006**.

**Jeff Morgan**

**Shannon Matthews**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Jeff Morgan** with whom I am personally acquainted, and who, upon oath, acknowledged himself to the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this.

Commission expires: July 19, 2008

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Notary Public

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Shannon Matthews** with whom I am personally acquainted, and who, upon oath, acknowledged herself to the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this.

Commission expires: July 19, 2008

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Notary Public