File No. 60821

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/06 08:41 2 pgs
Fees:13.00 Taxes:218.30
20061115-0141616

KRISTEN M. TRAINE
Notary Public At Large
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/27/2008
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Morgan	Same as new owner	094 01 0 096.00
(NAME)	(NAME)	
2544 Somerset Drive ~~622 South 14th Street~~		
(ADDRESS)	(ADDRESS)	
Nashvillle, TN ~~37207~~ 37217		
(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, Charlene C. Seigenthaler and husband, Joe Seigenthaler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Morgan and wife, Darlene G. 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. #124 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, as of record in Book 57 Page 70, Register's Office for said County.

SAID lot fronts 50 feet on the westerly side of South 14th Street and runs back between parallel lines, 146, feet more or les with the northerly margin of Sevier Street, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Charlene C. Seigenthaler, by deed from H.T. Cobb, Jr., as Executor of the Estate of Herman T. Cobb, Sr., dated April 12, 1989 and recorded on April 25, 1989 in Record Book 7824, page 110, Register's Office, Davidson County, Tennessee.

Joe Seigenthaler herein joins to convey any and all right and interest he may have; especially his marital rights.

Subject to a(n) easement noted in Warranty Deed of record in Instrument Number 20040505-0051414, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 622 South 14th Street, Nashvillle, TN 37207
(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 my hand this 10th day of November, 2006.

Charlene C. Seigenthaler
Charlene C. Seigenthaler

Joe Seigenthaler
Joe Seigenthaler

File No. 60821

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 Charlene C. Seigenthaler and husband, Joe Seigenthaler, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal this 10th day of November, 2006.

Commission expires: 9/27/2008

KRISTEN M. RAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary Public