WARRANTY DEED

File Number: 60271

Davidson County DEEDWARR
Recvd: 12/22/06 08:19 2 pgs
Fees:13.00 Taxes:307.10

20061222-0157858

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER 2006.

Notary Public

MY COMMISSION EXPIRES: November 22, 2010.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane, Suite 9, Hermitage, TN 37076

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mattie Hill	First Consolidated Mortgage Company,	81
(NAME)	(NAME)	
1500 Kellow Street	1700 Pacific Avenue	3
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Dallas, TX 75201	318
(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, Wayne Morrow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mattie Hill, a single person, and Jermaine Lunsford, a singe 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:

Land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot 10, RIVERVIEW GARDENS Subdivision, as shown on pat of record in Pat Book 3600, page 46, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wayne Morrow by Warranty Deed from Karl Radley dated November 17, 2005 of record in Instrument Number 20051123-0142174, Register's Office ford Davidson County, Tennessee.

Being the same property conveyed by Quit Claim Deed to Karl Radley from John Radley, Jr. by deed dated March 11, 2005 of record in Instrument Number 20050401-0035574, said Register's Office.

Also being the same property conveyed to by Quit Claim Deed to Karl Radley from Katrina Radley by deed dated March 11, 2005 of record in Instrument Number 20050401-0035573, said Register's Office

Also being the same property conveyed to John Radley Jr., Katrina Radley and Karl Radley from Dorothy B. Radley deceased by Affidavit of Heirship dated March 22, 2005 of record in Instrument Number 20050401-0035572, said Register's Office.

Subject to restrictions of Record in Book 3708, Page 89, Register's Office of said County.

Subject to all matters of record in Plat Book 3600, Page 46, Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

unimproved ☐

This is improved ☒ property, known as 1500 Kellow Street, Nashville, TN 37208

(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 30th day of November 2006.

Wayne Morrow

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 Wayne Morrow, the bargainor(s), 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 30th day of November 2006.

Commission expires: November 22, 2010

Sandra Golden-Woods Notary Public