WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/07/08 16:18 2 pgs
Fees:13.00 Taxes:2312.50

20080107-0002035

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Mar. 28, 2010

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scotty Abrams	Scotty Abrams	131-3-110
(NAME)	(NAME)	
1713 Bonner Avenue	1713 Bonner Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Nashville, TN 37215	
(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, Teresa F. Morgan and husband, Clay E. Morgan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scotty Abrams, a single man, 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, being Lot No. 39 on the Plan of Green Hills Subdivision, No. 2 of record in Plat Book 547, page 139, Register's Office for said County.

Said Lot No. 39 fronts 80 feet on the southerly margin of Bonner Avenue and extends back between parallel lines 150 feet along the easterly margin of Green Hills Avenue, save and except for a smaller triangular out of the northwest corner shown on said plan taken for the curve at the intersection of Bonner Avenue and Green Bills Avenue.

Being the same property conveyed to TERESA A. FOX, by deed from LUCCA PROPERTIES, LLC, of record in Book 11462, page 774, dated April 29, 1999, and further quitclaim to Teresa F. Morgan and husband, Clay E. Morgan, by deed from Teresa F. Morgan, of record as Instrument No. 20050302-002299, dated February 23, 2005, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1713 Bonner Avenue, Nashville, TN 37215
(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 20th day of December, 2007.

Teresa F. Morgan

Clay E. Morgan

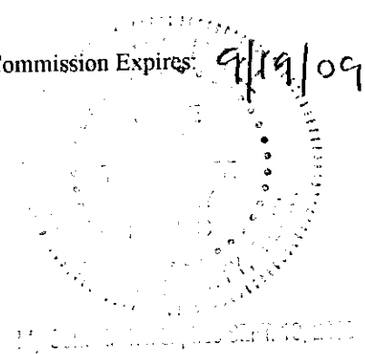
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa F. and Clay E. Morgan, the within named bargainors, 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 at Nashville, this 20th day of December, 2007

Notary Public

My Commission Expires: 9/19/09



Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds