File Box 348

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/08 08:21 2 pgs
Fees:13.00 Taxes:203.50
20080312-0024674

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Sarah Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011
(AFFIX SEAL)

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Evans	Sarah Evans	Map 150-10-0, Parcel 105.00
448 Gates Rd (NAME) ~~108 Thompson Lane, H-1~~	448 Gates Rd (NAME) ~~3271 Luann Drive~~	
Goodlettsville TN 37072 (ADDRESS) ~~Nashville, TN 37211~~	Goodlettsville TN 37072 (ADDRESS) ~~Antioch, TN 37013~~	
(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, **Dorothy Ann Clark (now Morgan) and husband Tim Morgan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Evans**, 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.26A on the plan of the Zone Lot Division of Lots 21 thru 30 Cherry Hills, Section 12 of record in Book 6250, page 466, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dorothy Ann Clark, unmarried, by deed from Douglas Allen Goff and wife, Gayle R. Goff dated May 25, 1995, of record in Book 9681, page 849, Register's Office for Davidson County, Tennessee.

Note: Tim Morgan joins in this conveyance to convey any and all interest he may have in said property.

This is the same legal description as used in the prior Deed.
This conveyance is subject to 2008, prorated and assumed by the Grantee(s); all matters on the plan of record; restrictive covenants of record in Book 4128, page 275, Book 4178, page 786, Book 4317, page 574, Book 4512, page 212, Book 4579, page 841, Book 4622, page 220, Book 4728, page 118, Book 4862, page 670, Book 5009, page 329, Book 5291, page 695, Book 5405, page 344, Book 6436, page 642, Book 6436, page 644, and Book 6502, page 152, said Register's Office..
Subject to the rights and claims of parties in possession and leases not of record. Party Wall for use in common with owner(s) of attached and appurtenant improvements

unimproved ☐

This is improved ☒ property, known as 3271 Luann Drive, Antioch, TN 37013
(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 10th day of March, 2008.

Dorothy Ann Clark Morgan

Tim Morgan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Dorothy Ann Clark (now Morgan) and Tim Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of March, 2008.

Commission expires: October 22, 2011

Ann B. Waddell

Notary Public

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON