398

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/18/08 14:10 2 pgs
Fees:13.00 Taxes:865.80

20080618-0062815

File No.: 2008040030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2008

Notary Public

MY COMMISSION EXPIRES: 5/22/10

(AFFIX SEAL)

ANGELA STONEWILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew M. Morgan and Carrie L. Morgan	Community First Bank & Trust	105-13-0-169.00
(NAME)	(NAME)	
2110 11th Avenue South	501 S. James Campbell Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Columbia, TN 38401	
(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, I/WE, Sarah N. Davis and husband, Patrick DeGuira, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew M. Morgan and wife, Carrie L. 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:

Land in Davidson County, Tennessee, being Lot Number 15 on the plan of The McAllister Property (erroneously referenced in prior deeds as McAlister Property), of record in Book 421, Page 10, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sarah N. Davis by Warranty Deed from Mark Randall Hulse, unmarried, dated 07/30/01, recorded 08/13/01 in Instrument Number 20010813-0087196, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Sarah N. Davis and husband, Patrick DeGuira by Quitclaim Deed from Sarah N. Davis, unmarried dated 01/25/05, recorded 02/16/05 in Instrument Number 20050216-0017825, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2110 11th Avenue South, Nashville, TN 37204
(House Number) (Street) (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/our hand(s) this 16th day of May, 2008.

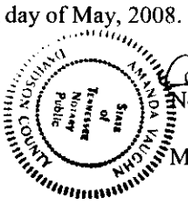
Sarah N. Davis

Patrick DeGuira

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sarah N. Davis and Patrick DeGuira, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 16th day of May, 2008.



Amanda Vaughn
Notary Public

My Commission Expires 1/24/09

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206