Return to: First Title and Escrow Company, Inc.
File Numbe 28087 Box 9B

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/08 14:03 2 pgs
Fees:13.00 Taxes:4532.50

20081113-0112412

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donald R. Morath | SunTrust Mortgage | Map 104-9 |
| (NAME) | (NAME) | |
| 3719 Richland Avenue | Post Office Box 57028 | Parcel 114 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Irvine, CA 92619 | |
| (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, **DON HART AND WIFE, PATRICIA RIES HART**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD R. MORATH AND WIFE, JULIANNE M. MORATH,** 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 the easterly one-half of Lot No. 22 and the westerly 10 feet of Lot No. 24 of Block 7, Division "A" on the Plan of Richland Realty Company's property of record in Book 161, Page 151, Register's Office for Davidson County, Tennessee; said plan showing said property divided into blocks, but not showing the subdivision of blocks into small lots.

According to a printed copy of an unregistered plan subdivision said blocks into lots, said parts of lots Nos. 22 and 24 front together 60 feet on the southerly side of Richland Avenue and extend back between parallel lines 200 feet, more or less, to a dead line.

Being the same property conveyed to Don Hart and wife, Patricia Ries Hart, by deed from Mary Lou Deal, a widow, of record in Instrument #20050715-0082425, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; and (b) all matters appearing on the plan of record in Book 161, page 151, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3719 Richland Avenue, Nashville, TN 37205

(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 7th day of November, 2008.

Don Hart

Don Hart By Patricia Ries Hart, His Attorney in Fact By Patricia Ries Hart Attorney In Fact

Patricia Ries Hart

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 Patricia Ries Hart, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of November, 2008.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2008, before me personally appeared Patricia Ries Hart, to me known to be the person who executed the foregoing instrument on behalf of Don Hart and acknowledged that she executed the same as the free act and deed of Don Hart.

Witness my hand and official seal at Nashville, Tennessee this 7th day of November, 2008.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public