WARRANTY DEED

599.40
13



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: February 21, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Curd	AmTrust Bank	42-14-0/57.00
(NAME)	(NAME)	
127 Rhine Drive	111 Chester Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/22/08 13:46 2 pgs
Fees:13.00 Taxes:599.40

20081222-0121975

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, **Gregory T. Morgan, Sr.,** married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Curd and wife, Paula Curd**, 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. 73 on the Plan of Sherry Heights, Section 3, of record in Book 2331, pages 126 and 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 112.0 feet on the easterly side of Rhine Drive and fronts 284.5 feet on the northerly side of Burgundy Drive; said frontages being joined by a curve which measures 39.3 feet; and runs back 137.1 feet on the easterly lot line and 309.0 feet on the northerly lot line to a point of intersection.

Being the same property conveyed to Gregory T. Morgan, Sr. by Quitclaim Deed from Seresa T. Morgan dated April 14th, 2006 and filed for record on April 25th, 2006 as Instrument No. 20060425-0047337, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 2331, Pages 126 and 127, in the Register's Office for Davidson County, Tennessee.

Subject to a 40-foot minimum building setback line form Rhine Drive, a 40-foot minimum, building setback line from Burgundy Drive, a 10-foot public utility easement on the westerly lot line, and a 2.5 x 20-foot anchor easement on the northwesterly corner of said lot as recorded in the Register's Office for Davidson County, Tennessee.

Subject to Restrictions contained in instrument of record in Book 2543, Page 437, in the Register's Office for Davidson County, Tennessee.

Subject to agreement for dedication of Easement for Sanitary Sewers, Storm Drainage, water mains and appurtenances in Book 6186, page 340, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The 2008 County Taxes are paid and all subsequent years are assumed by the Grantor(s).
This was investment property

unimproved ☐

This is improved ☒ property, known as 127 Rhine Drive, Madison, TN 37115
(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 17th day of December, 2008.

Gregory T. Morgan, Sr.

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 Gregory T. Morgan, Sr. 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 17th day of February, 2008.

Commission expires: February 21, 2012

Judith C. Jacobs Notary Public

