Davidson County DEEDWARR
Recvd: 02/27/09 11:12 2 pgs
Fees:13.00 Taxes:410.33

20090227-0017289

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth S. Miller	Wilson Bank and Trust	052130B18700CO
(NAME)	(NAME)	
3043 Penn Meade Way	1436 W. Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Joseph Wallace Morgan, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ruth S. Miller, a single woman, and Kevin D. Miller, married, as joint tenants with right of survivorship,** 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:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 223, CONDOMINIUM SITE PLAN, RIVER GLEN PLANNED UNIT DEVELOPMENT, PHASE IV, SECTION 3, as shown on plat of record in Instrument No. 20010330-0030661, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph W. Morgan, unmarried, and Sara L. Shields, unmarried, by Warranty Deed from NVR, Inc., a Virginia corporation, Successor by Merger to Fox Ridge Homes, Inc., recorded July 9, 2001 in Instrument No. 20010709-0072749, and further conveyed to Joseph Wallace Morgan by Quitclaim Deed from Sara Louise Morgan recorded May 24, 2005 in Instrument No. 20050524-0058154, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3043 Penn Meade Way, Nashville, TN 37214

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, has 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.

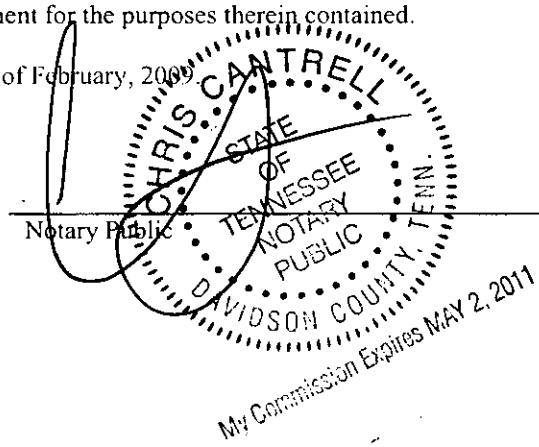
Witness our hands this 26th day of February, 2009.

Joseph Wallace Morgan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **Joseph Wallace Morgan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of February, 2009.



Notary Public

My commission expires: _____