File No. 290600948

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,800.00

Ken Hatfield
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11.28.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/30/09 13:06 3 pgs
Fees:18.00 Taxes:280.46
20090630-0060838

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ken Hatfield	Ken Hatfield	086-10-0-091.00
(NAME) 7710 Commonwealth Dr.	(NAME) Same	
(ADDRESS) Crestwood, Ky. 40014	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Myrtle N. Follis-Morgan and Husband William F. Morgan, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Ken Hatfield and wife, Deborah Hatfield, hereinafter called the grantee(s), 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. 6-A on the Plan of ZONE LOT DIVISION, LOTS 6 through 10, LAKESIDE WOODS ESTATES, SECTION ONE, as shown by plat of record in Plat Book 6250, Page 854, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Myrtle N. Follis, unmarried person by Special Warranty Deed dated March 28, 1991, from Resolution Trust Corporation, as Conservator of Investors and filed for record on April 4, 1991, in Book 8324, Page 458, Register's Office for said County. Myrtle N. Follis having since married and now known as Myrtle N. Follis-Morgan.

Subject to all matters as set forth on the plat of record in Plat Book 6250, Page 854 and revising Plat Book 6200, Page 213, Register's Office of said County.

Restrictive Covenants of record in Book 6564, Page 740 and Book 7347, Page 82, Register's Office of said County.

William F. Morgan joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3322 Lakeside Place, Hermitage, TN 37076
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 26th day of June, 2009.

William F. Morgan

William F. Morgan, By: Carol Palmer, His Attorney in Fact

By Carol Palmer his atty in fact

Myrtle N. Follis-morgan

Myrtle N. Follis-Morgan, By: Carol Palmer, Her Attorney in Fact

By Carol Palmer atty in fact

STATE OF TN

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Carol Palmer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William F. Morgan, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20090630-0060837, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of William F. Morgan, under said Power of Attorney.

Witness my hand at office this 26th day of June, 2009.

Commission expires: 11.28.09

Notary Public

STATE OF TN

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Carol Palmer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Myrtle N. Follis-Morgan, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20090630-0060836, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Myrtle N. Follis-Morgan, under said Power of Attorney.

Witness my hand at office this 26th day of June, 2009.

Commission expires: 11.28.09

Notary Public

File Number: 290600948

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

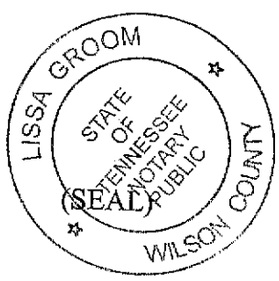
I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

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