210010093

BILL GARRETT, Davidson County
Trans:T20100007072 DEEDWARR
Recvd: 02/04/10 10:37 2 pgs
Fees:13.00 Taxes:499.50
20100204-0008947

WARRANTY DEED

LISA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/5/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Gillilan	Mortgage Investors Group	**064-12-0-01.300**
(NAME)	(NAME)	
4788 Cascade Drive	8320E. Walker Springs Lane # 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Knoxville, TN 37923	
(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, **Winifred E. Morgan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Gillilan, an unmarried woman,** 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:

Being Lot No. 283, on the Plan of Sherwood Forest S/D, Section 4, of record in Plat Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger L. Morgan and wife, Winifred E. Morgan by deed dated May 18, 1975 from Viking Homes, Inc. of record in Book 4917, Page 466, and Register's Office for Davidson County, Tennessee.

Roger L. Morgan has since died and is survived by his wife Winifred E. Morgan.

unimproved ☐

This is improved ☒ property, known as **4788 Cascade Drive, Old Hickory, TN 37138**

(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 **27th day of January, 2010**.

Winifred E. Morgan
By: Marilyn Gale Baust, Attorney-in-Fact

** Marilyn Gail Baust is one and the same as Marilyn Gail Morgan Baust & Marilyn Gale Baust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Marilyn Gail Morgan Baust** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Winifred E. Morgan** as Attorney-In-Fact, as the free act and deed

Witness my hand and official seal at Nashville, Tennessee this 27th day of January, 2010.

Commission expires: May 6, 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum
Notary Public