File No. 210080550

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100058779 DEEDWARR
Recvd: 09/17/10 14:59 2 pgs
Fees:13.00 Taxes:1154.40
20100917-0074286

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF SEPTEMBER, 2010.

DELANA LOWHORN STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 8, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth J. Morgan	same	171040B02100
(NAME)	(NAME)	
501 Almadale Ct.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Louis Joseph Rosas III and wife, Pamela S. Rosas,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Kenneth J. Morgan, unmarried**, hereinafter called the grantee(s), HIS 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. 21 on the Plan of Cloverland Park, as of record in Instrument No. 20001013-0102079, Register's Office for 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 LOUIS JOSEPH ROSAS, III AND WIFE, PAMELA S. ROSAS by Deed from LARRY T. ADAMS, MARRIED, dated 05/30/2003 and filed for record on 06/06/2003 in Instrument No. 20030606-0078584, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 11700, Page 37, Instrument No. 20001013-0102079, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument No. 20010904-0095214, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7885, Page 746, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument No. 20010904-0095213, Register's Office for said County.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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 501 Almadale Ct., Brentwood, TN 37027
(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), HIS 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), HIS 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 13th day of September, 2010.

Louis Joseph Rosas III

Pamela S. Rosas

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Louis Joseph Rosas III and Pamela S. Rosas, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 13th day of September, 2010.

Commission expires: 4-12-14

Notary Public

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 210080550

RETURN TO: