"PREPARED SOLELY FROM THE INFORMATION PROVIDED BY AND THE DIRECTION OF THE PARTIES TO THE TRANSACTION."

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/11 14:29 2 pgs
Fees:13.00 Taxes:284.90
20110725-0056831

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

11-07-008-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Judith B. Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of July, 2011

Dee Files Kennedy
Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JUDITH B. MORGAN	JUDITH B. MORGAN	119-13
(NAME) 475 Radnor Street	(NAME) 636 APPLEJACK COURT	234.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) CANE RIDGE, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **EDWARD GLENN GILCHRIST AND WIFE MARY EUGENIA GILCHRIST**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JUDITH B. MORGAN**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

LAND in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 113 and the westerly 45 feet of Lot No. 114, on the Plan of College Heights, of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SAID parts of Lots Nos. 113 and 114 front together 65 feet on the southerly side of Radnor Street and extend back between parallel lines with the easterly margin of Mead Street 149 feet to an alley.

TRACT II:

LAND in Davidson County, Tennessee, being the East 5 feet of Lot No. 114 and the West 10 feet of Lot 115, on the Plan of College Heights, of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SAID part of Lo No. 114 and 115 front together 15 feet on the southerly side of Radnor Street and run back between parallel lines 169 feet to an alley.

BEING the same property conveyed to EDWARD GLENN GILCHRIST AND WIFE, MARY EUGINA GILCHRIST, by Deed from JIMMIE OPAL H. BESS, UNMARRIED, dated August 27, 2007, of record in Instrument No. 20070924-0113949, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **475 Radnor Street, Nashville, TN, 37211.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 25th day of July, 2011.

EDWARD GLENN GILCHRIST

MARY EUGENIA GILCHRIST

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 **EDWARD GLENN GILCHRIST AND WIFE MARY EUGENIA GILCHRIST**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 2011.

My Commission Expires: 09/09/14

Notary Public

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I, the undersigned, 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.

Susan B. Evans

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Susan B. Evans who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON