WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110046962 DEEDWARR
Recvd: 08/02/11 13:18 2 pgs
Fees:13.00 Taxes:658.60
20110802-0059322

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of

Notary Public

MY COMMISSION EXPIRES: 3-1-2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dylan Simon	Fifth Third Mtg	061-110210.00
(NAME) 1109 Riverwood Drive	(NAME) 5001 Kingsley Dr	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Cincinnati, OH 45227	
(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, **Theodore Morgan**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dylan Simon**, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 117 on the Map of Eastdale Place, as of record in Book 547, pages 29 and 30, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Theodore Morgan, married by Warranty deed from Sarah Hooper Mayo, unmarried dated June 30, 2004 of record in Instrument No. 20040709-0081731, in the Register's Office of Davidson County, Tennessee.

Gwuenavere Morgan, spouse of Theodore Morgan, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

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 1109 Riverwood Drive, Nashville, TN 37216

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 29 day of July, 2011.

Theodore Morgan by Gwuenavere Morgan as attorney in fact

Theodore Morgan by Gwuenavere Morgan as Attorney in Fact

Gwuenavere Morgan

Gwuenavere Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Gwuenavere 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 29 day of July, 2011.

Notary Public

KELLY ANN CALLAGHAN
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 7/3/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of July, 2011, before me personally appeared Gwuenavere Morgan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Theodore Morgan, and who acknowledged that she executed the same as the free act and deed of the said Theodore Morgan, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20110802-0059321, said Register's Office.

Witness my hand and official seal this 29 day of July, 2011.

NOTARY PUBLIC

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON