WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110056428 DEEDWARR
Recvd: 09/12/11 13:13 2 pgs
Fees:13.00 Taxes:1461.50
20110912-0070613

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

X _____ 9/6/11
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 TH DAY OF SEPTEMBER; 2011.

_____
Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Orville. Morgan, IV	New Owner	118-10-0-143
(NAME)	(NAME)	
3452 Crestridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, Turner Skipper, IV and wife, Heather Skipper, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Orville Morgan, IV and Caitlin Parsons Morgan, husband and wife 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. 85 and the southwesterly part of Lot No. 86 on the Map of Pleasant Valley, of record in Plat Book 1424, page 63, Register's Office of Davidson County, Tennessee and described according to a copy of a survey made by Wm. A. Pitts, July 16, 1949, as follows:

Said lot and part of lot adjoin and front together 67.1 feet on the westerly side of Crestridge Drive and runs back between lines 139.2 feet on the south line of Lot No. 85 and 168.6 feet on the northeast line of the southwest part of Lot No. 86 to a dead line, measuring 138 feet thereon.

Being the same property conveyed to TURNER SKIPPER, IV, by deed from JIMMY E. ALLEN and FRANK A. BRYANT, of record as Instrument No. 20070309-0029439, dated February 26, 2007, said Register's Office.

This conveyance is subject to: 2011 property taxes which are a lien, but not yet due and payable; all matters appearing on the map of Pleasant Valley, of record in Plat Book 1424, page 63, said Register's Office; and any and all restrictions and easements of record.

Heather Skipper, spouse of Turner Skipper, IV, joins in the execution of this instrument to convey any marital interest she may have in the subject property.

unimproved ☐

This is improved ☒ property, known as 3452 Crestridge Drive, Nashville, TN 37204
(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 our hands this 6th day of September, 2011.

Turner Skipper, IV

Heather Skipper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Turner Skipper, IV and wife, Heather Skipper, the within named bargainors, 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 [illegible], this 6th day of September, 2011

Notary Public

My Commission Expires: 5/20/14

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.