WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110077602 DEEDWARR
Recvd: 12/08/11 09:21 2 pgs
Fees:13.00 Taxes:57.35
20111208-0095776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$15,500.00**

Randall C Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2011.

Pam L. Brooks
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall C Morgan	**Same as Owner**	
(NAME) **1203 Kirkwood Avenue**	(NAME)	**Map 83-1**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	**Parcel 422.00**
(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, **R. D. STEIN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDALL C MORGAN**, 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 9 on the Revised Plan of a part of Cobb's Subdivision of the R. K. Brown Property, of record in Book 332, page 144, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northeast intersection of Petway Avenue and the first Alley east of the Gallatin Pike, being the southwest corner of this lot; thence with the margin of said alley, northerly 147 feet, to a point at a turn in said alley, being a point in a triangular piece of Lot 9 cut off the northwest corner thereof; thence northeasterly 3 feet, to the southerly margin of another 10 feet alley, and continuing easterly with said alley 47 feet, to the northeast corner of Lot 9; thence with the easterly line of the same, southerly 150 feet to the northerly margin of Petway Avenue; thence with the margin of the same westerly 50 feet to the point of beginning.

Being the same property conveyed to R.D. Stein by Amended Decree For Redemption from Clerk & Master, of record in Book 9849, page 947, said Register's Office. Also being the same property conveyed to R.D. Stein, by Warranty Deed from Robert S. Hite, unmarried, filed for record January 27, 1983, in Book 5998, page 388, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2011 real property taxes paid at closing, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 332, page 144, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **1101 Petway Avenue, Nashville, TN 37206**

(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 7th day of December, 2010.

R. D. Stein

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **R. D. Stein**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of December, 2010.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2014

Notary Public