BILL GARRETT, Davidson County
Trans:T20110082073 DEEDWARR
Recvd: 12/28/11 10:58 2 pgs
Fees:13.00 Taxes:447.70
20111228-0101367

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11969

Send Tax Bills To:
Farmington Financial Group, LLC
1912 21st Avenue
Nashville, TN 37212

New Owner is:
Renee F. Morgan
1228 Charlton Drive
Antioch, TN 37013

MAP: 150-02-0-396.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Charles A. Sellars and wife, Karen R. Sellars**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Renee F. Morgan and husband, Ronald E. Morgan**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **1228 Charlton Drive, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Percy Priest Meadows, Section Three, of record in Plat Book 6250, Page 856, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Charles A. Sellars and wife, Karen R. Sellars, by Warranty Deed from Sue A. West, unmarried, dated 4/27/95 and recorded 4/28/95 in Book 9657, Page 754, in the Register's Office of Davidson County, Tennessee.

K.S.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of December, 2011.

GRANTOR(S):

Charles A. Sellars

CHARLES A. SELLARS

Karen R. Sellars

KAREN R. SELLARS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Charles A. Sellars and Karen R. Sellars** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of December, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$121,000.00**.

Rita Barker

AFFIANT

SWORN TO and subscribed before me this 22nd day of December, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires: _____