WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120027384 DEEDWARR
Recvd: 04/16/12 09:23 2 pgs
Fees:13.00 Taxes:436.60
20120416-0032133

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norma P. Sanchez	MTA Loan Servicing	175060a00600co
(NAME)	(NAME)	
5031 Preserve Blvd.	P.O. Box 2153	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham AL, 35287	
(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, Dana M. Morgan, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Norma P. Sanchez, 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:

BEING all of Lot No. 06 (Six) on the Plan of Final Plat, Section I, The Preserve of Old Hickory, (Cluster Lot Subdivision", as shown by Plat and Survey of record in Instrument Number 20060824-0104545, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Dana M. Morgan, by warranty deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20070205-0014694, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5031 Preserve Blvd., Antich, TN 37013

(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 11th day of April, 2012.

Dana M. Morgan

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana M. Morgan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 11th day of April, 2012.

Commission expires:

Notary Public

