WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,900.00

Affiant

BILL GARRETT, Davidson County
Trans:T20120032992 DEEDWARR
Recvd: 05/04/12 12:36 2 pgs
Fees:13.00 Taxes:821.03
20120504-0038621

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2012.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 1-7-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey S. and Peggy E. Morgan	F&M Bank	Map 181-1-A
(NAME) 7016 Sugarplum Road	(NAME) 50 Franklin Street	Parcel 116 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Clarksville TN 37040	
(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, **DAVID A. KARKAU AND WIFE, LAURA ANN SWANG KARKAU**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY S. MORGAN AND WIFE, PEGGY E. 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 No. 139 on the Plan of Sugar Valley, Section 3, of record in Instrument No. 20000410-0035743, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David A. Karkau and Laura Ann Swang by deed from Yazdian Construction, Inc., of record in Instrument No. 20010404-0032671, said Register's Office. David A. Karkau and Laura Ann Swang have since married. Laura Ann Swang is now known as Laura Ann Swang Karkau.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20000410-0035743, said Register's Office; (c) restrictive covenants of record in Book 11069, page 14, Book 11570, page 490, Instrument No. 20000410-0035790 and Instrument No. 20040203-0013041, said Register's Office; and (d) Bylaws of record in Book 11069, page 24, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7016 Sugarplum Road, Nashville, Tennessee 37211

(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 2 day of May, 2012.

David a. Karkau

Laura Ann Swang Karkau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David a. Karkau and Laura Ann Swang Karkau, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2 day of May, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4. 2013

Notary Public