File No. 120358

WARRANTY DEED

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans: T20120037894 DEEDWARR
Recvd: 05/23/12 10:26 3 pgs
Fees: 18.00 Taxes: 203.50

20120523-0044677

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 12/23/2012

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall C. Morgan	Randall C. Morgan	061-07-0-085.00
(NAME)	(NAME)	
1106 Richmond Dr.	1106 Richmond Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Merilyn Yvonne Woodall, Judith Ann Yandle, Pamela Y. Williams, Michelle Clendenin and Sean Christoper Reed, 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 No. 28 on the Plan of section I King Subdivision, as of record in Book 1130, Page 94, Register's Office for said County. Said Lot NO. 28 fronts 70 feet on the southerly side of Richmond Drive and extends back between parallel lines 249 feet to a dead line in the rear.

Being the same property conveyed to Harriett Elaine Embry by Warranty Deed from C. Kenneth Embry dated 6/3/80 and recorded 6/12/80 in Book 5611, Page 938, being the same property previously conveyed to C. Kenneth Embry and wife, Harriett Elaine Embry by Warranty Deed from Harriett Elaine Embry dated 3/31/75 and recorded 4/1/75 in Book 4900, Page 479, Register's Office for Davidson County, Tennessee. Harriet Elaine Embry died on January 25, 2009 leaving Merilyn Yvonne Woodall, Michelle Clendenin, Judith Ann Yandle, Sean Christopher Reed, Pamela Y. Williams as her heirs as stated in Order filed on behalf of the Estate of Harriett Elaine Embry in the Probate Court for Davidson County, Tennessee, No: 09P-443. Sean Christopher Reed and Christopher Sean Reed are one and the same person.

This is improved x property, known as 1106 Richmond Dr., Nashville, TN 37216
unimproved

(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.

File No. 120358
Witness our hands this 21st day of May, 2012.

Pamela Y. Williams

Michelle Clendenin

Merilyn Yvonne Woodall

Judith Ann Yandle

Sean Christopher Reed

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Y. Williams, the bargainor(s), 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 this 21st day of May, 2012.

Commission expires: 1-26-16

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Merilyn Yvonne Woodall, the bargainor(s), 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 this 21st day of May, 2012.

Commission expires: 1-26-16

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judith Ann Yandle, the bargainor(s), 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 this 21st day of May, 2012.

Commission expires: 1-26-16

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

File No. 120358
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Clendenin, the bargainor(s), 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 this 21st day of May, 2012.

Commission expires: 1-26-16

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean Christopher Reed, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2012.

Commission expires: 1-26-16

Notary Public

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER