BILL GARRETT, Davidson County
Trans:T20120050630 DEEDWARR
Recvd: 07/10/12 11:06 2 pgs
Fees:13.00 Taxes:99.90
20120710-0060481

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $27,000.00

Affiant

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 29th day of June 2012.

Notary Public
My commission expires: 11-22-2014

04-1206-54371

Address of New Owner:	Send Tax Bills to:	Tax Information
Andres Guerrero Lopez 4837 Goodwin Road Antioch TN 37013	NEW OWNER	148-16-0-064

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua P. Morgan, married and Jonathan P. Morgan, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Andres Guerrero Lopez**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEGINNING at the northeast corner of the property conveyed to Cora Lee Bowling Morgan by deed from Joseph P. West, Clerk and Master of record in Book 981, page 496, Register's Office for said County, Tennessee, W.W. Goodwin's northwesterly line; thence with Goodwin's northwesterly line North 47° East 189 feet to the southwesterly right-of-way line of the N.O. and St. L. Railroad; thence with said right-of-way line North 39° West 120 feet to J.T. Barrett's southeast corner; thence with Barrett's southeasterly line south 49 1/2° West 189 feet to Morgan's northwest corner; thence with Morgan's northeasterly line south 46° 120 feet to the beginning.

For informational purposes only: Prior deed references subject property to contain one-half acres, more or less.

Being the same property conveyed to Lawrence J. Morgan and Betty S. Morgan, husband and wife, by deed from Stephen L. Belcher, unmarried, dated April 13, 2006, recorded April 13, 2006, of record in Instrument Number 20060413-0042761, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joshua P. Morgan, 50 % undivided interest and Jonathan P. Morgan, 50% undivided interest, by deed from Lawrence J. Morgan and Betty S. Morgan, husband and wife, dated September 30, 2011, recorded October 6, 2011, of record in Instrument Number 20111066-0077599, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantors nor their spouse or and dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4837 Goodwin Road, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 28th day of June, 2012.

Joshua P. Morgan

Jonathan P. Morgan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua P. Morgan and Jonathan P. Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 28th day of June, 2012.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

