BILL GARRETT, Davidson County
Trans:T20120061174 DEEDWARR
Recvd: 08/16/12 10:49 2 pgs
Fees:13.00 Taxes:980.50
20120816-0073447

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Gary L. Morgan & Brenda D. Morgan
5134 Ridgehill Drive
Joelton, TN 37080

SEND TAX BILL TO:
Navy Federal Credit Union
PO Box 3326
Merrifield VA 22119-3326

MAP/PARCEL 028-00-0-093.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Scott H. Byrd and April Byrd, husband and wife,** has this day bargained and sold, and does hereby transfer and convey unto **Gary L. Morgan and Brenda D. Morgan, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 3 of the Edward W. Thompson Property described according to a survey by Southeastern Engineering Company under date of October 15, 1997 as revised April 18, 1968, as follows:

Beginning at a point in the northerly margin of Ridge Hill Drive 1971.38 feet +/- West of the westerly line of M. E. Spruill property of record in Book 3761, page 337, Register's Office for Davidson County, Tennessee, thence N 7 deg. 27' W 1813.45 feet to an iron pin; thence N 59 deg. 30" W 265.0 feet to an iron pin; thence S 4 deg. 59' East 1913.75 feet to an iron pin in the northerly margin of Ridge Hill Drive said point is 519.58 feet +/- East from the easterly line of The National Council of Jewish Women of record in Book 3162, page 106, Register's Office for said County; thence easterly 300.85 feet to the point of beginning, containing 10.86 acres, more or less.

Being the same property conveyed to Scott H. Byrd and April Byrd, husband and wife by Deed from Scott H. Byrd and April Byrd, husband and wife of record at Instrument No. 20101008-0080815, Register's Office for Davidson County, Tennessee, dated September 24, 2010.

Being the same property previously conveyed to Scott H. Byrd by Warranty Deed from Lee A. J. Proctor, recorded as Instrument No. 20030731-0108925, in the Register's Office for Davidson County, Tennessee, dated July 31, 2003.

This is improved property known as: **5134 Ridgehill Drive, Joelton, Tennessee 37080**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 8th day of August, 2012

Scott H. Byrd

April Byrd

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Scott H. Byrd and April Byrd,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 8th day of August, 2012.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 14, 2014

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 11·5·2012

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY