WARRANTY DEED

Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 12-27-15
(AFFIX SEAL)

KATHLEEN A. TOOLSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY
12/27/15

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Walker	New owner c/o 86 Thompson Lane	Map & Parcel 133-07-0-136.00
(NAME)	(NAME)	
3332 Goodland Rd.	Nashville TN 37211	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, The Estate of Frances Erline Fox Morgan, Diane Louise Hill Executrix, and Diane Louise Hill, Danny L. Morgan, David R. Morgan, Donald S. Morgan, and Douglass F. Morgan, individually HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Walker, 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. 68 on the Plan of Glencoe Acres, Section I, as shown on survey and plat of same appearing of record in Book 1835, pages 136, 137, and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Roy E. Morgan and wife, Erline F. Morgan, by deed from L. H. Hardaway and wife, Daisy Gupton Hardaway, as shown of record in Book 2394, page 441, Register's Office for Rutherford County, Tennessee. Roy E. Morgan died Testate on August 18, 2006, and said property was vested in his wife, Frances Erline Fox Morgan. Frances Erline Fox Morgan died Testate on December 29, 2012, vesting said property in her children David Ronald Morgan; Dianne Louise Morgan Hill; Donald Stuart Morgan; Douglass Fox Morgan; and Danny Lee Morgan as shown by Affidavit of Heirship of record in Instrument #20130114-0004461, Register's Office for Davidson County, Tennessee. Dianne Louise Hill and Dianne Louise Morgan Hill are one and the same person.

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

unimproved ☐

This is improved ☒ property, known as 3332 Goodland Rd., Nashville, TN 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.

BILL GARRETT, Davidson County
Trans:T20130038407 DEEDWARR
Recvd: 05/08/13 10:52 3 pgs
Fees:18.00 Taxes:407.00
20130508-0046453

Witness my hand this 6th day of May, 2013.

David R. Morgan
David R. Morgan a/k/a David Ronald Morgan

BY: Dianne Hill
Attorney-in-Fact

Donald S. Morgan
Donald S. Morgan a/k/a Donald Stuart Morgan

BY: Dianne Hill
Attorney-in-Fact

Douglass F. Morgan
Douglass F. Morgan a/k/ Douglass Fox Morgan

BY: Dianne Hill
Attorney-in-Fact

The Estate of Frances Erline Fox Morgan

By: Dianne Louise Hill
Dianne Louise Hill, Executrix

Dianne Louise Hill
Dianne Louise Hill, Individually
a/k/a Dianne Louise Morgan Hill

Danny L. Morgan
Danny L. Morgan a/k/a Danny Lee Morgan

BY: Dianne Hill
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dianne Louise.. Hill, the Executrix of the Estate of Frances Erline Fox Morgan, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix of the Estate of Frances Erline Fox Morgan, the bargainor, and that she as such Executrix being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Dianne Louise Hill, Executrix and attesting the same by the said Dianne Louise.. Hill, as Executrix.

Witness my hand and official seal at Murfreesboro, Tennessee this 6 day of May, 2013.

Commission expires: 7-21-2013

Notary Public

KEVIN N. LOWRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, DIANNE LOUISE HILL a/k/a DIANNE LOUISE MORGAN HILL, who are known to me or proved to me on the basis of sufficient evidence, and who executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal, this the 6 day of May, 2013.

Notary Public
My Commission expires 7-21-2013

KEVIN N. LOWRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said Country and State, DIANNE HILL 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 purpose therein contained as Power of Attorney on behalf of DANNY L MORGAN a/k/a DANNY LEE MORGAN, and who acknowledged that he executed the same as the free act and deed of the said DANNY L. MORGAN a/k/a DANNY LEE MORGAN, and for the purposes therein contained by virtue of that certain power of Attorney duly executed by the said DANNY L. MORGAN a/k/a DANNY LEE MORGAN, and appearing of record in Record Book *, Page _____, filed for record in the Register's Office of Rutherford County, Tennessee.

*20130508000464 52

WITNESS my hand and seal, this the 6 day of May, 2013.

Notary Public
My Commission expires 7-21-2013

KEVIN N. LOWRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said Country and State, DIANNE HILL 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 purpose therein contained as Power of Attorney on behalf of DAVID R. MORGAN a/k/a DAVID RONALD MORGAN, and who acknowledged that he executed the same as the free act and deed of the said DAVID R. MORGAN a/k/a DAVID RONALD MORGAN, and for the purposes therein contained by virtue of that certain power of Attorney duly executed by the said DAVID R. MORGAN a/k/a DAVID RONALD MORGAN, and appearing of record in Record Book ✱, Page _____, filed for record in the Register's Office of Rutherford County, Tennessee.
✱ 201305080046449

WITNESS my hand and seal, this the 6 day of May, 2013.

Notary Public
My Commission expires 7-21-2013

KEVIN N. LOWRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said Country and State, DIANNE HILL 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 purpose therein contained as Power of Attorney on behalf of DONALD S. MORGAN a/k/a DONALD STUART MORGAN, and who acknowledged that he executed the same as the free act and deed of the said DONALD S. MORGAN a/k/a DONALD STUART MORGAN, and for the purposes therein contained by virtue of that certain power of Attorney duly executed by the said DONALD S. MORGAN a/k/a DONALD STUART MORGAN, and appearing of record in Record Book ✱, Page _____, filed for record in the Register's Office of Rutherford County, Tennessee. ✱ 201305080046450

WITNESS my hand and seal, this the 6 day of May, 2013.

Notary Public
My Commission expires 7-21-2013

KEVIN N. LOWRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said Country and State, DIANNE HILL 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 purpose therein contained as Power of Attorney on behalf of DOUGLASS F. MORGAN a/k/a DOUGLASS FOX MORGAN, and who acknowledged that he executed the same as the free act and deed of the said DOUGLASS F. MORGAN a/k/a DOUGLASS FOX MORGAN, and for the purposes therein contained by virtue of that certain power of Attorney duly executed by the said DOUGLASS F. MORGAN a/k/a DOUGLASS FOX MORGAN, and appearing of record in Record Book ✱, Page _____, filed for record in the Register's Office of Rutherford County, Tennessee.
✱ 201305080046451

WITNESS my hand and seal, this the 6 day of May, 2013.

Notary Public
My Commission expires 7-21-2013

KEVIN N. LOWRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY