WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-14135

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
James R. Morgan Jr.	Tennessee Trust Mortgage, Inc.	128160A04000CO
(NAME)	(NAME)	
7117 Still Spring Hollow Drive	6398 Hwy 41-A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2129	Pleasant View, TN 37146	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Martha Manning Blair AKA Martha Manning Thomas**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James R. Morgan Jr. and Lori A. Morgan, as husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 34 on the Plan of Still Spring Hollow Subdivision, Phase I, Section 3, of record in Book 9700, page 484, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Martha Manning Thomas by Deed from Tanya M. Combs, dated 04/30/2007 and filed for record on 05/02/2007 in Instrument 200705020052128, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per plat of record in Book 9700, Page 484, as amended in Instrument 200102210016238, said Register's Office. (1) Declaration of Covenants, Conditions and Restrictions of record in Book 7963, Page 400, as amended of record in Book 8179, Page 464, said Register's Office. (2) By-Laws of record in Book 8294, Page 40, said Register's Office. (3) Agreement for Dedication of Public Utilities of record in Book 9740, Page 971, said Register's Office. (4) Charter of The Still Spring Hollow Owners Association of record in Book 7930, Page 909, said Register's Office. (5) County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

Roger Curtiss Blair joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20130041200 DEEDWARR
Recvd: 05/17/13 09:26 2 pgs
Fees:13.00 Taxes:863.95

20130517-0049786

This is improved ☑ property, known as 7117 Still Spring Hollow Drive, Nashville, TN 37221-2129
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 15 day of MAY, 2013.

Martha Manning Blair

Roger Curtiss Blair

State of Tennessee
County of Williamson

Personally appeared before me Martha Manning Blair, AKA Martha Manning Thomas, and Roger Curtiss Blair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2013.

Notary Public K. Thomas Sidwell
My Commission Expires: June 14, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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