BILL GARRETT, Davidson County
Trans:T20130065749 DEEDWARR
Recvd: 08/01/13 10:40 2 pgs
Fees:13.00 Taxes:664.15
20130801-0080135

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133388

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2013.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Morgan Katrina P. Morgan 2723 Pennington Bend Nashville, TN 37214	Same address as new owner	084120066.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Nine Thousand Five Hundred and 00/100 Dollars ($179,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BILLY WHITTINGHILL AND WIFE, BILLIE RUTH WHITTINGHILL**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT J. MORGAN AND KATRINA P. MORGAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee:

Being all of Lot No. 172, the westerly part of Lot No. 173, and the northwesterly part of Lot No. 174 on the plan of Maplecrest, as of record in book 1835, Pages 27 and 28, Register's Office for said county, described altogether according to a copy of a survey made by T.R. Sanford, dated November 12, 1960, as follows:

Beginning at an iron pin set in the southerly margin of Dennywood Drive, which point is 15.9 feet easterly from the northeasterly corner of Lot No. 172; thence in a southerly direction 130.95 feet to a concrete monument set at the corner of Lot Nos. 172, 173 and 174; thence southwardly 28.9 feet to a new iron pipe set in Lot #174; thence southwestwardly 74.2 feet to a concrete monument set at the corner of Lot Nos. 172, 174 and 151; thence westwardly along the southerly line of Lot #172, 38.5 feet to the common rear corner of Lot Nos. 171 and 172; thence northwardly with the line between Lot Nos. 171 and 172, 195.5 feet to a point in the southerly margin of Dennywood Drive; thence eastwardly along the southerly margin of Dennywood Drive, 80 feet to the point of beginning.

Being the same property conveyed to Billy Whittinghill and wife, Billie Ruth Whittinghill, by Warranty Deed from Joe W. Ogg and wife, Linda M. Ogg F/K/A Linda Marie Owens, dated 12/2/1992, recorded 12/21/1993, of record in Book 9194, page 728, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 2419 Dennywood Drive, Nashville, TN 37214.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of July, 2013.

BILLY WHITTINGHILL

BILLIE RUTH WHITTINGHILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Billy Whittinghill and Billie Ruth Whittinghill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of July, 2013.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014