BILL GARRETT, Davidson County
Trans:T20140040843 DEEDWARR
Recvd: 06/10/14 14:17 3 pgs
Fees:18.00 Taxes:2769.08
20140610-0050442

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Wilson) The actual consideration or value, whichever is greater, for this transfer is $748,400.00. Codesta Thomas Affiant Subscribed and sworn to before me, this 23rd day of May, 2014. Notary Public My Commission Expires: 5/22/17 LISA RIPLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owner As Follows:
Douglas R. Morgan
Lynne R. Morgan
177 Charleston Park
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
116-08-0G-177.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Allen D. Lentz, Trustee of The J. Hanley Sayers Jr. Family Trust dated December 24, 2012**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Douglas R. Morgan and Lynne R. Morgan, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain

tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Sugartree, Phase 3, Revised, of record in Plat Book 5050, page(s) 67-71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to J. Hanley Sayers, Jr., Trustee of the Sayers Trust dated January 2, 1981, by deed from John W. Clay, Jr. and wife, Anne C. Clay, of record in Instrument No. 20040213-0017725, dated February 6, 2004, Register's Office for Davidson County, Tennessee. Being further conveyed to Allen D. Lentz, Trustee of the J. Hanley Sayers, Jr. Family Trust dated December 24, 2012, by quitclaim deed from J. Hanley Sayers, Jr., Trustee of the Sayers Trust dated January 2, 1981, of record in Instrument No. 20140422-0033794, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5050, pages 67-71, amended in Book 5169, page 426, amended in Book 5191, page 412, amended in Book 5222, page 468, and amended in Book 5238, page 93, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 4857, page 157, Register's Office for Davidson County, Tennessee, as amended at Book 4911 page 356, amended by Second Amendment of record in Book 4996, page 126, and further amended by Third Amendment of record in Book 5003, page 688, and further amended of record in Book 5087, page 220; Book 5152, page 401; Book 5514, page 138; Book 5691, page 61 and Book 11758, page 466, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewers and/or Storm Drainage easement of record in Book 7061, page 100, said Register's Office.

5. Rights of others in and to the common elements.

This is improved property known as: **177 Charleston Park, Nashville, TN 37205.**

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 19th day of May, 2014.

Allen D. Lentz, Trustee of The J. Hanley Sayers Jr. Family Trust dated December 24, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allen D. Lentz, Trustee of The J. Hanley Sayers Jr. Family Trust dated December 24, 2012, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of May, 2014

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 6.21.16