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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051170 DEEDWARR
Recvd: 07/16/14 15:51 2 pgs
Fees:13.00 Taxes:621.60
20140716-0063025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/8/17
(AFFIX SEAL)

J. DYKE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Adam Richard Wilczek	SAME AS OWNER	173090A81300CO
(NAME) 2414 Anson Lane	(NAME)	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Eight Thousand And No/100 Dollars ($168,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Susanne Morton and Albert Calvin Morton, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adam Richard Wilczek, an unmarried man**, hereinafter called the Grantee, his 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 all of Lot No. 701, on the Plan of Section Three of Phase Eight, Lenox Village Subdivision, as shown by plat appearing of record in Instrument No. 20070807-0093891, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Susanne Morton and Albert Calvin Morton, wife and husband by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated July 31, 2008 of record in Instrument No. 20080805-0080469, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2414 Anson Lane, Nashville, TN 37211

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, has 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.

Witness our hands this 11th day of July, 2014.

Susanne Morton

Albert Calvin Morton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the authorized undersigned, a Notary Public, do hereby certify that Susanne Morton and Albert Calvin Morton, wife and husband personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th of July, 2014.

Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY