Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20140066083 DEEDWARR
Recvd: 09/05/14 08:35 2 pgs
Fees:13.00 Taxes:333.00
20140905-0081280

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Susie J. Morgan
1404 Quail Run
Nashville, TN 37214

**SEND TAX BILL TO:**
F&M Bank
50 Franklin St.
Clarksville, TN 37040

**MAP/PARCEL 108-08-0E-007.00-CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Janel N. Keller Kinser f/n/a Janel N. Keller, joined by her husband, Aaron Kinser,** has this day bargained and sold, and does hereby transfer and convey unto **Susie J. Morgan, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**Land in Davidson County, Tennessee, being Unit No. 7, Lot No. 62 on the Plan of Condominium Site Plan Phase 6, Lots 25, 26, 27, 28, 53, 54, 55, 62, 63, 64, 65, 66, 67 & 68, Section Three, Quail Valley, of record in Book 5800, Pages 127 and 128, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Janel N. Keller, unmarried by deed from Joseph A. Johnson and wife, Cynthia Johnson of record in Instrument No. 20010412-0036393 Register's Office for Davidson County, Tennessee, dated April 05, 2001 and recorded on April 12, 2001.**

This is improved property known as: **1404 Quail Run, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 2014 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5800, page 127, and restrictions in Book

5931, page 506, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**RULES AND REGULATIONS:** This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

**POSSESSION:** Possession to be given with delivery of deed.

**WITNESS MY HAND** on this the 29th day of August, 2014.

**Janel N. Keller Kinser**

**Aaron Kinser**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Janel N. Keller Kinser and Aaron Kinser,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: _____