#8996

WARRANTY DEED

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

File No.: AV-14-4302-UNITB

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX

BILL GARRETT, Davidson County
Trans:T20140086735 DEEDWARR
Recvd: 11/18/14 10:02 2 pgs
Fees:13.00 Taxes:314.13

20141118-0106154

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Bury and Rebecca Bury	Peoples Home Equity	075-11-0-257.00
(NAME)	(NAME)	
4302-B Baton Rouge Drive	5205 Maryland Way, Ste. 410	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood TN 37027	
(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/WE, **DANIEL MORGAN, A SINGLE MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ROBERT BURY AND REBECCA BURY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 83-B, Zone Lot Division - Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106, & 107, Rachel's Square, Section Two, of record in Plat Book 6250, Page 542 and amending Plat Book 5200, Page 623, 624, & 625, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel Morgan, a single man by Warranty Deed from Helen M. LeBleu an unmarried woman and Gypsy M. Cheek an unmarried woman, as joint tenants with right of survivorship, dated July 24, 2007, of record in Instrument No. 20070727-0089711, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4302-B Baton Rouge Drive, Hermitage, TN 37076
(House Number) (Street) (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 GRANTEES, their heirs and 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 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 my/our hand(s) this 14th day of November, 2014.

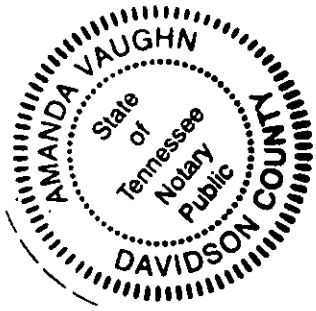
Daniel Morgan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Morgan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of November, 2014.

Notary Public
My Commission Expires: 8/23/2016



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171