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| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jennifer S. Ghanem, Esq.**<br>**The Row Realty & Title, LLC**<br>**700 12th Avenue South, Suite 302**<br>**Nashville, TN 37203**<br><br>BILL GARRETT, Davidson County<br>Trans:T20150018478 DEEDWARR<br>Recvd: 03/13/15 13:20 2 pgs<br>Fees:13.00 Taxes:270.10<br>20150313-0021847 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $73,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 12th day of March 2015.<br><br>Notary Public<br>My Commission Expires: |

SHERRIE L. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-05-2018

## WARRANTY DEED

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| Address New Owner:<br>Raymond Ufford<br>PO Box 605<br>Albertville, AL 35950 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>162-13-0-122.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **L. GAYLAN MORGAN, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RAYMOND UFFORD, UNMARRIED and MARY UFFORD, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIORSHIP,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Monte Carlo Estates, Section Two-A, of record in Plat Book 4955, page 45, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.**

**Being the same property conveyed to JAMES L. MORGAN AND WIFE, L. GAYLAN MORGAN, by deed from SUN BUILDING CORPORATION, of record in Book 5320, page 696, dated July 29, 1978, said Register's Office. Then being further conveyed to L. GAYLAN MORGAN, by Quitclaim Deed from JAMES L. MORGAN AND CAROL L. MCCOY, of record in Book 6621, page 791, dated August 2, 1985, said Register's Office.**

This is improved property commonly known as: **116 Vickey Court, Nashville, TN 37211.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 12 day of March, 2015.

L. GAYLAN MORGAN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named , **L. GAYLAN MORGAN,** the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor(s) and that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12 day of March, 2015.

Notary Public
My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

MY COMMISSION EXPIRES
OCTOBER 14, 2015