Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $174,000.00

Rachelle Caudill
Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 24th day of April, 2015.

X
Notary Public
My commission expires: 04/17/16

05-1410-66400

Address of New Owner:	Send Tax Bills to:	Tax Information
Angsten Trust 247 Woodland Lane Oconomowoc, WI 53066	Henry Angsten 247 Woodland Lane Oconomowoc, WI 53066	024-00-0-170.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Linda Katherine Morgan, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Henry W. Angsten, III and Beth Mary Angsten, Individually and as Trustees of The Angsten Trust Dated November 27, 2007, hereinafter called the Grantees, their successors 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 Lot No. 1, on the Plan of Lane Subdivision, Section I (erroneously omitted on prior deed), of record in Book 6200, Page 553, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Katherine Morgan by deed from Ricky D. Ford and wife, Connie Smith Ford, dated May 30, 2012, recorded June 5, 2012, of record in Instrument No. 20120605-0048937, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 804 Dry Creek Road, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20150031686 DEEDWARR
Recvd: 04/27/15 11:55 2 pgs
Fees:13.00 Taxes:643.80
20150427-0037426

WITNESS my hand this 23rd day of April, 2015.

X Linda Katherine Morgan

Linda Katherine Morgan

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Katherine Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 23rd day of April, 2015.

Hutch Henderson
State of Tennessee at Large

My Commission expires 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY