Return To:
Realty Title & Escrow Co., Inc.
1118 Nashville Hwy, Ste 150
Columbia, TN 38401
931-540-1282

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

SHANNON C. SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-24-2018

STATE OF TENNESSEE
COUNTY OF MAURY
The actual consideration or value, whichever is greater, for this transfer is $204,900.00

Affiant

Subscribed and sworn to before me, this 3rd **day of June, 2015.**

Notary Public
My commission expires: 6/24/18

10-1504-102617

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jodye M. Morgan 535 Brewer Drive Nashville TN 37211	NEW OWNER	161-03-0-076.00

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, **Adam Charlton, a single person,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jodye M. Morgan, unmarried**, 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. 4, on the Plan of Section 1, Brewer Heights, of record in Book 4595, Page 155, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adam Charlton, a single person by deed from Raymond J. Burton, Jr. and wife, Gayle A, dated January 13, 2005, recorded January 14, 2005, of record in Instrument No. 2005014-0005396, 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 535 Brewer Drive, 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, 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:T20150043806 DEEDWARR
Recvd: 06/04/15 09:36 2 pgs
Fees:13.00 Taxes:758.13
20150604-0052169

WITNESS my hand this 1st day of June, 2015.

Adam Charlton

STATE OF TENNESSEE

COUNTY OF MAURY

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

Shannon C. Sylvester, Notary Public

My Commission Expires: 06/24/18

