WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053964 DEEDWARR
Recvd: 07/06/15 10:23 2 pgs
Fees:13.00 Taxes:5457.50
20150706-0064769

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derrick L. Morgan	Draper and Kramer Mortgage Corp dba 1st Advantage Mortgage	MAP 129-3
(NAME)	(NAME)	
223 Brook Hollow Road	701 E 22nd St, Ste 125	Parcel 38.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Lombard, IL 60148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **George H. Tyson and Amy C. Tyson, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Derrick L. Morgan and Charity Morgan, husband and wife,** hereinafter called the GRANTEES, their heirs 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. 2 on the plan of Resubdivision of Lot 12 Section 1, West mead Farms, of record in Plat Book 8250, page 867, Register's Office for Davidson County, Tennessee, to which plan reference is herby made for a more complete nd accurate legal description thereof.

Being the same property conveyed to George H. Tyson and wife Amy C. Tyson by Warranty Deed from Bethany Jane Honey filed for record on July 9, 2013 as Instrument No. 20130709-0070555, Register's Office Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 8250, page 867, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 223 Brook Hollow Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 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.

Witness my/our hands this 2nd day of July, 2015.

George H. Tyson

Amy C. Tyson

State of Tennessee
County of Davidson

Personally appeared before me George H. Tyson and Amy C. Tyson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of July, 2015.

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

Notary Public Robert L. Scruggs

My Commission Expires:

File No.: 51115142