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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 15105762**<br><br>Prepared by:<br>Record and Return to:<br>Chapman & Rosenthal Title, Inc.<br>1620 Westgate Circle, Suite 150<br>Brentwood, TN 37027 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $699,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 13th day of December, 2015.<br><br>Notary Public<br>My Commission Expires: |

TERA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Joseph P Morgan, Jr. and Amy J Morgan<br>3726 Central Avenue<br>Nashville TN 37205 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>104-09-0-023.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martha E. Weesner, Trustee of the Martha Weesner Trust dated September 30, 2011,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph P Morgan, Jr., and Amy J Morgan, husband and wife,** ("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. 227 on the Plan of Richland Realty Co's Second Subdivision, Division "B" of record in Plat Book 332, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Martha E. Weesner, Trustee of the Martha Weesner Trust dated September 30, 2011 by Quitclaim deed from Martha E. Weesner of record in Instrument No. 20111109-0087718 Register's Office for Davidson County, Tennessee, dated November 4, 2011 and recorded on November 9, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 92, Register's Office for Davidson County, Tennessee.

This is improved property located at 3726 Central Avenue Nashville TN 37205

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said

BILL GARRETT, Davidson County
Trans:T20150107244 DEEDWARR
Recvd: 12/21/15 08:38 2 pgs
Fees:13.00 Taxes:2586.30
20151221-0127616

real estate to Grantees, its 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 16 day of December, 2015.

Martha E. Weesner, Trustee of the Martha Weesner Trust dated September 30, 2011

BY: Martha E Weesner, Trustee
Martha E Weesner, Trustee

STATE OF CA )
COUNTY OF San Diego )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha E Weesner, Trustee of the Martha Weesner Trust dated September 30, 2011, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she executed the same as her free act and deed.

WITNESS my hand, at office, this 16 day of December, 2015.

Notary Public

My Commission Expires: Aug 20, 2016

WASHINGTON M. NABONG
Commission # 1988694
Notary Public - California
San Diego County
My Comm. Expires Aug 20, 2016