FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$236,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **December 18, 2015.** Notary Public MY COMMISSION EXPIRES: 12-17-18 (AFFIX SEAL)

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0529

BILL GARRETT, Davidson County
Trans:T20160000764 DEEDWARR
Recvd: 01/05/16 11:42 2 pgs
Fees:13.00 Taxes:873.20
20160105-0000814

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle L. Tomlin and Martin E. Hart	New Owners	**85-12A-43CO**
(NAME) **3241 River Walk Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Crystal Leigh Morgan and husband, John M. Morgan, Jr.,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danielle L. Tomlin, a married woman and Martin E. Hart, a married man as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 37 on the plan of River's Edge, Section Three, Jackson Downs, Phase Two, of record in Book 9700, page 689, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles L. Wadley, an unmarried person, by Warranty Deed from Fox Ridge Homes, Inc., filed for record on September 13, 1999 at Book 11658, page 880, said Register's Office. The said Charles L. Wadley having married Crystal L. Wadley on March 20, 2006. Charles L. Wadley (aka Charles Lewis Wadley) having died, intestate, on September 9, 2006 vesting property to his spouse and heir at law, Crystal L. Wadley, by Affidavit of Heirship, filed May 16, 2011 at Instrument Number 20110516-0037375, said Register's Office. Crystal L. Wadley remarried and is known as Crystal Leigh Morgan. Property having being further conveyed by Quitclaim Deed from Crystal L. (Wadley) Morgan to Crystal Leigh Morgan and husband, John M. Morgan, Jr., filed for record on June 17, 2015 at Instrument Number 20150617-0057864, said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3241 River Walk Drive, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **18th** day of **December, 2015**.

Crystal Leigh Morgan

John M. Morgan, Jr.

STATE OF **TENNESSEE**
COUNTY OF ~~Davidson~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Crystal Leigh Morgan and John M. Morgan, Jr.**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **18th** day of **December, 2015**.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/6/18