WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160060151 DEEDWARR
Recvd: 07/13/16 15:26 2 pgs
Fees:13.00 Taxes:1110.00
20160713-0071967

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00**

Affiant

Subscribed and sworn to before me, this the 11 day of July, 2016.

Notary Public

My commission expires:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 15, 2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John David Morgan **Annette Rainey Morgan**	First Bank	**Map 072-14-0 Parcel 354.00**
1912 Scott Avenue	P.O. Box 388	
Nashville, Tennessee 37206	Lexington, TN 38351	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Timothy C. Borowski, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John David Morgan and Annette Rainey 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 of Block C on the Plan of the Subdivision of Belle Forest No. 2, of record in Book 843, Page 94, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 2 fronts 50 feet on the westerly side of Scott Avenue and runs back between parallel lines 150 feet to the easterly line of Lot No. 14.

Being the same property conveyed to Timothy C. Borowski, unmarried, by Deed dated May 27, 2010 from Homemakers Partnership, a Tennessee general partnership comprised of Kelli Reeves d/b/a Emerald Properties and Edward B. Gore and Denise Gore d/b/a Eden Properties, of record in Instrument No. 20100610-0045252, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 843, Page 94, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for public utilities reserved in the instrument in Book 966, Page 497, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_X___) Unimproved (____) property, known as **1912 Scott Avenue, Nashville, Tennessee 37206**

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 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 hand(s) this **11th** day of **July, 2016.**

Timothy C. Borowski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Timothy C. Borowski,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **July, 2016.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.