WARRANTY DEED

STATE OF TENNESSEE Davidson Co
COUNTY OF ~~Rutherford~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Jennifer Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/26/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen G. Jones	New Owner	078 08 0 020.00
(NAME)	(NAME)	
639 Denver Drive	11	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	11	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **James Andrew Morgenstern, a single man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stephen G. Jones and Janey Jones, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 234 on the Plan of Section Four, TULIP GROVE, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Andrew Morgenstern by QuitClaim Deed dated 1/21/2013 from Emily Marie Morgenstern Rainey of record in Instrument Number 20130123-0007543, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Reginald D. Morgenstern and wife, Virginia M. Morgenstern by Deed dated 5/28/1976 from Robert M. Irby and wife, Ann C. Irby of record in Book 5030, page 646, Register's Office for Davidson County, Tennessee. The said Reginal D. Morgenstern having died on December 19, 1989, with title being vested in Virginia M. Morgenstern. The said Virginia M. Morgenstern having died intestate on March 20, 2006 leaving one son, James Dwight Morgenstern as sole heir to her estate pursuant to Affidavit of Heirship filed in Instrument Number 20120524-0045111, Instrument Number 20130123-0007541 and Instrument Number 20130123-0007542. The said James Dwight Morgenstern having died testate on March 17, 2012, Probate No. 12P-1247, pursuant to his Last Will and Testament the property is now vested in James Andrew Morgenstern and Emily Marie Morgenstern, his heirs at law. The said Emily Marie Morgenstern now known as Emily Marie Morgenstern Rainey.

BILL GARRETT, Davidson County
Trans:T20160066310 DEEDWARR
Recvd: 08/02/16 10:50 2 pgs
Fees:13.00 Taxes:740.00

20160802-0079587

5480

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to all matters shown on the plat of record in Book 4175, Page 12, and Covenants, conditions, easements and restrictions of record in Book 4228, Page 457, in the Register's Office for Davidson County, Tennessee.

This property was not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 639 Denver Drive, Hermitage, TN 37076

(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 GRANTEE(S), their heirs and/or 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 hand this 28th day of July, 2016.

James Andrew Morgenstern

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Andrew Morgenstern,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of July, 2016.

Connie Beard

Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167