# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Nancy Ensel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF September, 2016.

Priscilla C Urbanek
Notary Public

MY COMMISSION EXPIRES March 3, 2020
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160081359 DEEDWARR
Recvd: 09/16/16 10:59 2 pgs
Fees:13.00 Taxes:921.30
20160916-0097563

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patrick C. Fleming and Katherine R. Fleming | Fifth Third mortgage | |
| (NAME) | (NAME) | |
| 7356 Middlebrook Circle | 5001 Kingsley Dr MD IMOB2X | 126-15-B/2.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Cincinnati, OH 45227 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILLIAM J. MORGAN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK C. FLEMING AND KATHERINE R. FLEMING, 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. 95 on the Plan of Section Two, Lexington Point Subdivision, of record in Instrument No. 20010515-0049954, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to William J. Morgan and Tonya R. Morgan, husband and wife, by Warranty Deed from Beazer Homes, Corp., DBA Phillips Builders, a Tennessee Corporation, dated March 26, 2002, said Register's Office. Tonya R. Morgan conveyed her interest in said property to William J. Morgan by Quitclaim Deed of record in Instrument No. 20080903-0090027, said Register's Office.**

**Kaitlin J. Morgan joins in executing this deed to convey any marital interest she may have in said property.**

**This conveyance is subject to 2016 real property taxes; All matters appearing of record in Instrument No. 20010515-0049954, said Register's Office; Restrictive Covenants of record in Instrument Nos. 20001018-0103445, 20020214-0019754, and 20010522-0052909, said Register's Office; Bylaws of record in Instrument No. 20150220-0014706, said Register's Office; and Charter of record in Instrument No. 20001020-0104424, said Register's Office.**

unimproved
This is improved x property, known as 7356 Middlebrook Circle, Nashville, TN 37221
(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 hand this 14TH day of SEPTEMBER, 2016

WILLIAM J. MORGAN

KAITLIN J. MORGAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William J. Morgan and Kaitlin J. Morgan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2016.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019