WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson TN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raymond F. Flaherty IV	New Owner	028-00-0-093.00
(NAME)	(NAME)	
5134 Ridge Hill Drive	"	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	"	
(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, we, **Gary L. Morgan and Brenda D. Morgan, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Raymond F. Flaherty IV and Devin E. Flaherty, Husband and Wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 3 of the Edward W. Thompson Property described according to a survey by Southeastern Engineering Company under date of October 15, ~~1967~~ 1967 as revised April 18, 1968, as follows:

Beginning at a point in the Northerly margin of Ridge Hill Drive 1971.38 feet +/- West of the Westerly line of M. E. Spruill Property of record in Book 3761, Page 337, Register's Office for Davidson County, Tennessee, thence N 7 Deg. 27' W 1813.45 feet to an iron pin; thence N 59 Deg. 30" W 265.0 feet to an iron pin; Thence S 4 Deg. 59' East 1913.75 feet to an iron pin in the Northerly margin of Ridge Hill Drive said point is 519.58 feet +/- East from the Easterly line of the National Council of Jewish Women of record in Book 3162, Page 106, Register's Office for said County; thence Easterly 300.85 feet to the point of beginning, containing 10.86 acres, more or less.

Being the same property conveyed to Gary L. Morgan and Brenda D. Morgan, husband and wife by Warranty Deed dated 08/08/2012 from Scott H. Byrd and April Byrd, husband and wife of record in Instrument 201208160073447, Register's Office for Davidson County, Tennessee.

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

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

BILL GARRETT, Davidson County
Trans: T20160087636 DEEDWARR
Recvd: 10/05/16 11:20 2 pgs
Fees: 13.00 Taxes: 1147.00
20161005-0105149

6250

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5134 Ridge Hill Drive, Joelton, TN 37080

(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), 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), 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 our hands this 28th day of September, 2016.

Gary L. Morgan

Brenda D. Morgan

State of FLORIDA
County of St. Johns

Personally appeared before me Gary L. Morgan and Brenda D. Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of October, 2016.

Notary Public Jennifer F. Brown
My Commission Expires: 02/02/2017

JENNIFER F. BROWN
MY COMMISSION # EE 851358
EXPIRES: February 2, 2017
Bonded Thru Notary Public Underwriters

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122