WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160100681 DEEDWARR
Recvd: 11/15/16 11:00 2 pgs
Fees: 13.00 Taxes: 1331.63
20161115-0120249

Julie Hamilton
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $359,900.00.

Affiant

Subscribed and sworn to before me this 14 day of November, 20 16.

Notary Public
My Commission expires: 7/3/2017
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brooke N. Morgan	Same as New Owner	Map 082-03-0 Parcel 403.00
328 Vaughn Street		
Nashviille, TN 37207	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Emory C. Martin, a married man and Brennan Curtis, a married man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brooke N. Morgan and Jamaal K. Haywood, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of J.M. Eatherly's Addition to Nashville, of record in Plat Book 57, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the southerly margin of Vaughn Street or Vaughn Avenue and extends back southwardly between parallel lines 173 feet to an alley.

Being the same property conveyed to Emory C. Martin, a married man, and Brennan Curtis, a married man, from Quiet Capital, LLC, by deed on May 6, 2016, of record in Instrument Number 20160513-0047733, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 57, page 138, Register's Office Davidson County, Tennessee.
- This property has never been used as the residence of either grantor, personal, marital or otherwise.

This is improved property known as: **328 Vaughn Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 10, 2016.

Emory C. Martin

Brennan Curtis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Emory C. Martin and Brennan Curtis** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 10, 2016

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY