Davidson County DEEDWARR
Recvd: 01/30/17 14:45 3 pgs
Fees:18.00 Taxes:1480.00
20170130-0009812

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 400,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 26th DAY OF January2017

Notary Public

BRIAN SAWYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: My Comm. Expires July 6, 2020
(Affix Seal)

2017

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen D Buell and Sharon P Buell	NEW OWNER	171040B02100CO
501 Almadale Court		
Brentwood, TN 37027		
(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,WE, ***Kenneth J Morgan and wife Erica Morgan***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Stephen D Buell and Sharon P Buell, 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. 21 on the Plan of Cloverland Park, as of record in Instrument No. 200010130102079, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made fora more complete and accurate description of said lot.

Being the same property conveyed to Kenneth J Morgan, unmarried by Warranty Deed from Louis Joseph Rosas III and wife Pamela S Rosas dated 9/13/10 and filed for record on 9/17/10 of record in Book 201009170074286, said Register's Office for said County.

Erica Morgan, spouse of Kenneth J. Morgan, joins in this conveyance to convey any and all marital interest in and to the property she may have, but not further or otherwise.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This instrument is executed on behalf of Kenneth J. Morgan by his lawful Attorney-in-Fact, Erica Morgan, pursuant to the power and authority vested in her by instrument filed for record in Instrument #____20170130-0009809____, Register's Office, Davidson County, Tennessee.

This is: Unimproved ( )
Improved (xx) Property, known as **501 Almadale Court, Brentwood, TN 37027**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands on this the 26th day of January, 2017.

Kenneth J. Morgan by Erica Morgan
Kenneth J. Morgan
By: Erica Morgan, Attorney-in-Fact

Erica Morgan
Erica 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 **Erica Morgan** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of January, 2017.

Commission Expires: 2/6/17

Notary Public

M. TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 26 day of January, 2017, before me personally appeared Erica Morgan to me known to be the person who executed the foregoing instrument in behalf of Kenneth J. Morgan as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Kenneth J. Morgan.

Witness my hand and official seal on this the 26 day of Januay, 2017.

My commission expires: 2/6/17

Notary Public

M. TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY