WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014051 DEEDWARR
Recvd: 02/16/17 09:43 2 pgs
Fees:13.00 Taxes:647.50
20170216-0015926

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randall C. Morgan	Same As New Owner	Map 91-13
(NAME)	(NAME)	
1203 Kirkwood Avenue		Parcel 7.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robert P. Kottemann and Cynthia A. Carper, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Randall C. Morgan and Christy Morgan, 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. 46 of Block E. on the plan of Crolywood Subdivision, Section II, of record in Book 1130, page 100, Register's office for Davidson County, Tennessee.

Said Lot No. 46 of 46 of Block E. fronts 60 feet on the northerly margin of Columbia Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Marilyn Louise Carper, married, by Warranty Deed from David J. Sebring and wife, Virginia Sebring, of record in Book 10377, page 269, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6352 Columbia Avenue, Nashvile, TN 37207
(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/our hands this 7th day of February, 2017.

Robert P. Kottemann

Robert P. Kottemann

Cynthia A. Carper

Cynthia A. Carper

State of Tennessee
County of Davidson

Personally appeared before me Robert P. Kottemann and Cynthia A. Carper, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of February, 2017.

Robert L. Scruggs

Notary Public Robert L. Scruggs

My Commission Expires:

File No.: 37462

