(1)

BILL GARRETT, Davidson County
Trans:T20170014388 DEEDWARR
Recvd: 02/17/17 09:08 2 pgs
Fees:13.00 Taxes:1739.00
20170217-0016365

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
615.414.1368 fax 615.915.4964
brian@brianpaynelaw.com

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of February, 2017.

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 03-07-17

Address of New Owner:	Send Tax Bills to:	Tax Information
Bartholomew Kline 6352 Bresslyn Road Nashville, TN 37205	~~New Owner~~ Synovus Mortgage 2204 Lakeshore Drive, Ste 325 Birmingham, AL 35209	115-11-0 075.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATTY S. MORGAN, SURVIVING TENANT BY THE ENTIRETY OF L. ALLEN MORGAN, IV,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **BARTHOLOMEW JEROME KLINE AND GABRIELLE DAWN KLINE, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 262 ON THE PLAN OF WEST MEADE FARMS, INC., SECTION "P", AS OF RECORD IN BOOK 2133, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 262 FRONTS 141.2 FEET ON THE NORTHERLY MARGIN OF BRESSLYN ROAD AND RUNS BACK 356.0 FEET O THE WEST SIDE AND 355.5 FEET ON THE EAST SIDE TO A REAR LINE WHICH MEASURES 142.1 FEET.

BEING THE SAME PROPERTY CONVEYED TO L. ALLEN MORGAN, IV, AND WIFE PATTY S. MORGAN BY DEED FROM JAMES CARL BELLAMY, SR. AND WIFE, MARIES B. BELLAMY DATED APRIL 3, 1979, RECORDED APRIL 30, 1979 IN BOOK 5428, PAGE 138, DAVIDSON COUNTY REGISTER OF DEEDS. L. ALLEN MORGAN, IV HAVING SINCE DIED ON FEBRUARY 24, 2012 LEAVING PATTY S. MORGAN SURVIVING TENANT BY THE ENTIRETY.

This property is improved property known as 6352 Bresslyn Road, Nashville, TN 37205.

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, her heirs, successors and assigns,

forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 16th day of February, 2017.

Patty S. Morgan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, PATTY S. MORGAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in FRANKLIN, TENNESSEE, this 16TH day of February, 2017.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18 (seal)

BRIAN PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY