WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170019873 DEEDWARR
Recvd: 03/08/17 10:31 2 pgs
Fees:13.00 Taxes:499.50
20170308-0022867

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE 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
James T. Morgan	SecurityNational Mortgage Company	Map 60-12
(NAME)	(NAME)	
219 Hart Lane	5300 S. 360 W., Suite 150	Parcel 71.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murray, UT 84123-4600	
(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, **Damian John Robinson, Daniel Jeremiah Robinson, and David Joshua Robinson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James T. Morgan, a single man,** 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 situated in the 12th Civil District in Davidson County, Tennessee, more particularly described as follows:

Being Tract No. 5 on the plan of Dewey E. Moore lands, according to a survey by M.H. Raga, Surveyor, dated August 19, 1957 and being more particularly described as follows:

Beginning at an iron pin on the north side of a 25 foot lane; thence north 45 degrees 55' east 197.0' to an iron pin in the south line of Tract No. 6 on said Plan; thence in an easterly direction 56.8' to an iron pin being the southeast corner of Tract No. 5; thence south 5 degrees 22" west 197.0' along the westerly margin of a 35 foot lane to an iron pin; thence north 84 degrees 35" west 55.0' to the point of Beginning.

Being the same property conveyed to James T. Morgan, a single man, by Warranty Deed form Damian John Robinson, David Joshua Robinson and Daniel Jeremiah Robinson, filed for record as Instrument No. 20170308-0022866, said Register's Office.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 219 Hart Lane, Nashville, 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 27th day of February, 2017.

Damian John Robinson

Daniel Jeremiah Robinson

David Joshua Robinson

NOTARY ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Personally appeared before me Damian John Robinson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2017.

My Commission Expires: 3-6-2018

Notary Public

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

State of Tennessee
County of Davidson

Personally appeared before me Daniel Jeremiah Robinson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2017..

My Commission Expires: 3-6-2018

Notary Public

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

State of Tennessee
County of Davidson

Personally appeared before me David Joshua Robinson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2017.

Notary Public

My Commission Expires: 3-6-2018

File No.: 37540

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018