BILL GARRETT, Davidson County
Trans:T20170028798 DEEDWARR
Recvd: 04/05/17 13:45 2 pgs
Fees:12.00 Taxes:0.00
20170405-0033450

This instrument prepared by:
Paul Pate
442 East Iris Drive
Nashville, TN 37204

File # 161896TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Paul Pate	**Paul Pate**	**90-11-0-61.00**
442 East Iris Drive	**442 East Iris Drive**	
Nashville, TN 37204	**Nashville, TN 37204**	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jamie L. Morgan, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Paul Pate, unmarried** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 418 on the Plan of Charlotte Park Subdivision, Section 6, as of record in Book 2900, pages 7 and 8, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jamie L. Morgan, unmarried from Joyce Potter, single by Warranty Deed dated 09/28/2000, filed for record on 10/04/2000 in Instrument No. 20001004-0098575, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.
4. Deed of Trust from Jamie L. Morgan to Charles E. Tonkin, Trustee, to secure to Mortgage Investors Group in the original principal amount of $112,372.00, dated September 28,2000, and recorded October 4, 2000, recorded at Instrument No. 20001004-0098576, said Register's Office. Said Deed of Trust was assigned to PNC Mortgage Corp of America in Instrument No. 20001108-0111030, said Register's Office. Deed of Trust further assigned to Wells Fargo Bank in Instrument No. 20070126-0010818, said Register's Office. Deed of Trust further assigned to GSMPS Mortgage Loan Trust 2004-3 in Instrument No. 20120816-0073617, said Register's Office.
5. Open-End Deed of Trust from Jamie L. Morgan to Bruce Balcom, Esq., Trustee, to secure to Tennessee Housing Development Agency in the original principal amount of $40,000.00, dated November 13, 2013, and recorded December 02, 2013, recorded at Instrument No. 20131202-0122545, said Register's Office.
6. Subordinate Deed of Trust from Jamie L. Morgan to Wilson and Associates, PLLC, Trustee, to secure to Secretary of Housing and Urban Development in the original principal amount of $35,612.00, dated October 22, 2015, and recorded March 02, 2016 at Instrument No. 20160302-0019915, said Register's Office.

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, his/her heirs and assigns, forever;

AND does covenant with the said Grantee that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND further covenants and binds his/her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **604 Fordomatic Drive, Nashville, TN 37209**.

Executed on this 7 day of Oct. 2016.

Jamie L. Morgan
JAMIE L. MORGAN

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public of said County and State, JAMIE L. MORGAN, _____, 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 this 7 day of October, 2016.

Douglas R. Sipes
Commission Expires
November 6, 2017

Douglas R. Sipes
Notary Public

My Commission Expires:_____

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $50.00.

Jamie L. Morgan
Affiant

Sworn to and subscribed to me, the undersigned, this 7 day of October, 2016.

Douglas R. Sipes
Commission Expires
November 6, 2017

Douglas R. Sipes
Notary Public

My Commission Expires:_____

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE