WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170041199 DEEDWARR
Recvd: 05/15/17 14:09 2 pgs
Fees:13.00 Taxes:710.40
20170515-0048037

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randall C. Morgan and Christy B. Morgan	Same as New Owner	091-09-0-167.00
(NAME)	(NAME)	
1203 Kirkwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, I, **Irene Richardson,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall C. Morgan and wife, Christy B. Morgan,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1:

Being the northerly 85 feet of Lot No. 59 and the westerly 25 feet of the northerly 85 feet of Lot No. 58 on the Plan of T.M. Nall's Subdivision of Lot Nos. 18, 19 and 20, B.F. Cockrill Land, as of record in Book 421, page 63, Register's Office for said County, as follows:

Said parts of Lot Nos. 59 and 58 front 85 feet on the easterly side of Nall Avenue and run back between parallel lines, with the southerly margin of Deal Avenue, 125 feet to a dead line.

TRACT 2:

Being the northerly 40 feet of the southerly 100 feet of Lot Nos. 58 and 59 on the Plan of T.M. Nall's Subdivision of
Lot Nos. 18, 19 and 20, B.F. Cockrill's Land, as of record in Book 421, page 63, said Register's Office, as follows:

Said parts of Lot Nos. 58 and 59 front 40 feet on the easterly side of Stevenson Street, formerly Nall Avenue and extend back together between parallel lines, 125 feet to a dead line.

TRACT 3:

Being the westerly 1 foot of the southerly 24 feet of the northerly 85 feet of the easterly 75 feet of Lot No. 58, described as follows:

Beginning at a point in the easterly line of property conveyed to C.L. Wilkins by deed from Thelma Cratty, et vir Warren Cratty, of record in Book 1850, page 436, Register's Office for Davidson County, Tennessee, 61 feet south of the southerly margin of Deal Avenue; thence eastwardly and parallel with Deal Avenue 1 foot; thence southerly and parallel with Wilkins east line 24 feet to a point; thence westerly and parallel with Deal Avenue 1 foot to a point, the southeast corner of the Wilkins tract heretofore mentioned; thence with Wilkins easterly line northerly 24 feet to the point of beginning.

Being the same property conveyed to James E. Daniels and wife, Annie Lee Daniels, by Warranty Deed from Elmer Wilkins and wife, Lorene M. Wilkins, dated July 6, 1963, of record in Book 3576, page 143, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ronald E. Daniels, unmarried, by Quitclaim Deed from James E. Daniels and wife, Annie Lee Daniels, dated August 15, 2005, of record in Instrument No. 20060412-0042116, Register's Office for Davidson County, Tennessee. The said Ronald E. Daniels also known as Ronald Edward Daniels, unmarried died intestate on the 20th of February, 2007, leaving is children as his sole heirs, Jason Lee Daniels and Marty Allen Daniels as shown in Affidavit of Heirship of record in Instrument No. 20070329-0037414, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Irene Richardson by Quitclaim Deed from Jason Lee Daniels, unmarried, and Marty Allen Daniels, unmarried, being all the heirs at law of Ronald E. Daniels, unmarried-deceased, dated March 20, 2007,

of record in Instrument No. 20070329-0037415, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 421, page 63; and all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 552 Stevenson Street, Nashville, TN 37209

(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 hand this 11th day of May, 2017.

Irene Richardson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Irene Richardson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 11th day of May, 2017.

Notary Public
My Commission Expires: _____

File No.: 25310

