BILL GARRETT, Davidson County
Trans:T20170051938 DEEDWARR
Recvd: 06/19/17 09:39 2 pgs
Fees:13.00 Taxes:1130.35
20170619-0061018

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

State of Tennessee
County of ~~Sumner~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 2017.

Notary Public
MY COMMISSION EXPIRES: 7/6/20

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
	New Owner	033060A/057.00 CO
DIANE M. CAMPBELL	(NAME)	
208 SOLITUDE CIRCLE	(ADDRESS)	
GOODLETTSVILLE, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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 ACKNOWLEGED, WE, MORGAN HOMES, INC., HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DIANE M. CAMPBELL, UNMARRIED, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 57 OF THE FINAL PLAT OF ECHO HILL ESTATES, SECTION FOUR, OF RECORD IN INSTRUMENT NO. 20050127-0010265, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MORGAN HOMES, INC. BY WARRANTY DEED FROM J.D. EATHERLY, FOR EATHERLY PROPERTIES, DATED SEPTEMBER 23, 2016 AND RECORDED ON SEPTEMBER 29, 2016 IN INSTRUMENT NO. 20160929-0201913, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 208 SOLITUDE CIRCLE, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Instrument No. 20050127-0010265, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Witness our hands this 30th day of May, 2017.

MORGAN HOMES, INC.
BY: ED MORGAN, PRESIDENT

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, of the state and county aforesaid, personally appeared ED MORGAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledges himself to be the PRESIDENT, of MORGAN HOMES, INC., the within named bargainor, a corporation, and that he as such PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as PRESIDENT.

DONE at offices in Hendersonville, Tennessee, on this the 30th day of May, 2017.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY