WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Stephanie Dorné
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2017.

Melissa Jansen
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

File No.: ARK170229TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maria M Angulo, a single person	Maria M Angulo, a single person	
(NAME) 72 East Thompson Lane	(NAME) 72 East Thompson Lane	11911013100
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Nine Thousand And No/100 Dollars ($239,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLYDE WAYNE MORGAN AND WIFE MARY ELLEN MORGAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIA M ANGULO, A SINGLE PERSON, 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 in Davidson County, Tennessee, being Lot No. 101 on the Map of Mashburn Heights, as of record in Book 1835, Page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being in all respects the property conveyed by Deed from Albert T. Redmond and wife, Faye M. Redmond to Clyde Wayne Morgan and Mary Ellen Morgan, dated February 20, 1978 and recorded February 22, 1978 in Book 5255, Page 65, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170054894 DEEDWARR
Recvd: 06/27/17 10:59 2 pgs
Fees:13.00 Taxes:884.30
20170627-0064541

unimproved ☐
This is improved ☒ property, known as 72 E. Thompson Lane, Nashville, TN 37211
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Clyde Wayne Morgan and wife Mary Ellen Morgan this 22 day of June 2017, ____.

Clyde Wayne Morgan

Mary Ellen Morgan

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22 day of June, 2017, before me personally appeared Clyde Wayne Morgan and wife Mary Ellen Morgan to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 22 day of June, 2017.

Commission Expires: November 3, 2020

JENNIFER LYNN WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public