TW170378

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170055787 DEEDWARR
Recvd: 06/29/17 13:48 2 pgs
Fees:13.00 Taxes:499.50
20170629-0065609

W-EXP-17-213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

TAMARA WYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Crystal Leigh Thomas Morgan and Michael Brandon Morgan	**Crystal Leigh Thomas Morgan and Michael Brandon Morgan**	
(NAME) 1506 Electric Ave	(NAME) 1506 Electric Avenue	**043-09-0-252.00 & 043-09-253.00**
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENEESE L. FOSTER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CRYSTAL LEIGH THOMAS MORGAN AND HUSBAND, MICHAEL BRANDON MORGAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel I:

Land in Davidson County, Tennessee, being Lot No. 23, Block "B" on the Plan of Woodlawn Estates of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 50 feet on the Northerly side of Duling Avenue, and extends back between parallel lines 165 feet to a dead line.

Parcel II:

Land in Davidson County, Tennessee, being Lot Nos. 21 and 22 of Block "B" on the Plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said Lots 21 and 22 front fifty (50') feet each on the northerly side of Duling Avenue and run back between parallel lines 165 feet to a dead line.

Included in the above description, but expressly excluded therefrom is property conveyed to Donald W. Weaver and wife, Reba A. Weaver, by deed from Ottis W. Andrews and wife, Shirley H. Andrews , of record in Book 6679, page 388, Register's Office for Davidson County, Tennessee as follows:

Being Lot 21 and the westerly 15 feet of Lot No. 22 of Block "B" on the Map of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said Lot 21 and part of Lot 22 front 65 feet on the northerly side of Duling Avenue and run back between parallel lines 165 feet to a dead line.

Being a portion of the same property conveyed to Deneese L. Foster, unmarried by Warranty Deed from Chris T. Glasgow and wife, Amber N. Glasgow of record in Instrument No. 20051107-0134628 Register's Office for Davidson County, Tennessee, dated November 4, 2005 and recorded on November 07, 2005.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4758, Page 106, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **211 & 213 Duling Avenue , Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 21st DAY OF JUNE, 2017.

Deneese L. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENEESE L. FOSTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of June, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212