Prepared by:
Continental Title Insurance Company
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value for this transfer is $ 310,000.00

Jamie Dorey
Affiant

Subscribed and sworn to before me, this 5th day of September, 2017

Cassie Lovvorn
Notary Public –
My commission expires: 3/3/19

Davidson County	DEEDWARR
Recvd: 09/06/17 14:39	3 pgs
Fees:18.00 Taxes:1147.00	
20170906-0091707	

Address of New Owner:	Send Tax Bills to:	Tax Information
Kirkland Rose 629 Waco Drive Nashville, TN ~~37210~~ 37209	New Owner	**091-05-0-072.00**

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Johnny R Morgan and Lisa G Morgan, Husband and Wife**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Kirkland Rose and Elizabeth Rose, Husband and Wife**, 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. 13 on the Plan of Moss-Wood Subdivision, Section 2, as of record in Plat Book 2900, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnny R. Morgan by Warranty Deed from Susan Ferguson Johnson and Husband, Donald F. Johnson and Mary Margaret Ferguson and Husband, Jimmy Ferguson, Sr by Deed dated May 21, 1999, recorded June 1, 1999 and filed for record in Book 11503, Page 392, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnny R. Morgan and Wife, Lisa G. Morgan by Quitclaim Deed from Johnny R. Morgan by Deed dated June 15, 2011, recorded July 27, 2011 and filed for record in Instrument No. 20110727-0057396, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. The Current year property taxes have been prorated and are being assumed by Grantees herein.

This property is improved property known as 629 Waco Drive, Nashville, TN ~~37210~~. 37209.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and

the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of September, 2017.

Johnny R Morgan

Lisa G Morgan

State Of Tennessee
County Of Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Johnny R Morgan and Lisa G Morgan, with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand in Pleasant View, TN, this September 5, 2017.

Steven Richardson
State of Tennessee at Large

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission expires 10/14/2020

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

