NEW OWNER:
JOSE R. CAMPOS
3941 PLANTATION DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
PEOPLES HOME EQUITY, INC.
5205 MARYLAND WAY, SUITE 100
BRENTWOOD, TN 37027

Map & Parcel
075090065.00

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1438

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 9236 **DEEDWARR**
10/06/2017 10:21:36 AM 3 pgs
Fees: $18.00 Taxes: $629.00

20171006-0102814

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SAMUEL CORY MORGAN, BRIAN ASHLEY MORGAN, and JOSHUA BRENT MORGAN, the heirs-at-law of CAROLYN ALICE PULLEY MORGAN,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOSE R. CAMPOS and ROSEMARY CAMPOS, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 108 on the Plan of Hermitage Hills, Section I, as shown on the plat of the same of record in Plat Book 2900, Page 48, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carolyn P. Morgan by Warranty Deed from Jerry B. Loper and wife, Theresa J. Loper, dated December 5, 1990, and of record in Book 8251, Page 969, Register's Office for DAVIDSON County, Tennessee. Carolyn P. Morgan a/k/a Carolyn Alice Pulley Morgan is now deceased, having died unmarried and intestate in Davidson County, Tennessee on May 3, 2017. For further reference to title, see the Probate of the Estate of Carolyn Alice Pulley Morgan, of record in Case No.: 17P838, in the Seventh Circuit Court of Davidson County, Tennessee, whereby it sets forth the only heirs-at-law of Carolyn Alice Pulley Morgan were her children: Samuel Cory Morgan, Brian Ashley Morgan and Joshua Brent Morgan.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3941 PLANTATION DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2900, Page 48, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 29th day of September, 2017.

Samuel Cory Morgan
SAMUEL CORY MORGAN

Brian Ashley Morgan
BRIAN ASHLEY MORGAN

John Brent Morgan
JOSHUA BRENT MORGAN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SAMUEL CORY MORGAN and BRIAN ASHLEY MORGAN and JOSHUA BRENT MORGAN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of September, 2017.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$170,000.00.**

AFFIANT

Sworn to and subscribed to before me this 29th day of September, 2017.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY