Bill Garrett Davidson County
Batch# 70221 DEEDWARR
03/16/2018 01:30:46 PM 2 pgs
Fees: $13.00 Taxes: $684.13
20180316-0025120

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(2)

THIS INSTRUMENT WAS PREPARED BY:

Banker's Title & Escrow – Clarksville, LLC
2515 Wilma Rudolph Blvd.
Clarksville, TN 37040

File: 2018020059

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James Calloway, III 2813 Hastings Road Nashville, TN 37214	SAME AS NEW OWNER	096-05-0-183.00

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 ACKNOWLEDGED, WE, **MICHAEL G. MORGAN AND DENA R. MORGAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES CALLOWAY, III, A SINGLE MAN,** 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. 68 on the Plan of Donelson Heights, Section One** of record in Plat Book 1424, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael G. Morgan by Quitclaim Deed from Connie Lee Morgan of record in Instrument No. 20031125-0170915, dated 11/13/2003 and recorded 11/25/2003, and corrected by Scrivener's Affidavit of record in Instrument No. 20180316-0025119, both in the Register's Office for Davidson County, Tennessee.

Dena R. Morgan joins herein to convey any rights, title, and/or interest she may have in said property by virtue of her marriage to Michael G. Morgan.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property, known as: **2813 Hastings Road, Nashville, TN 37214**

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.

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Witnessed this the 15th day of March, 2018.

Michael G. Morgan

Dena R. Morgan

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael G. Morgan and Dena R. Morgan the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of March, 2018.

Notary Public

My Commission expires:
5/10/2021

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 184,900.00.

Affiant

Subscribed and Sworn to before me on this the 15th day of March, 2018.

My Commission expires:
5/10/2021

Notary Public

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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