WARRANTY DEED

Bill Garrett Davidson County
Batch# 75918 DEEDWARR
04/03/2018 12:42:17 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20180403-0031117

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KELLEY LYN DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JAN. 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alex Felice	SWBC Mortgage Corp.	Map 91-13-X
(NAME)	(NAME)	
6352 B Columbia Avenue	9311 San Pedro, Suite 100	Parcel 2.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Randall C. Morgan and Christy Morgan, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ALEXANDER STEVEN FELICE AND KAYLA FELICE, HUSBAND AND WIFE AS JOINT TENANTS,** 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 Unit B, as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions for Homes at 6352 Columbia, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20170216-0015927, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being part of the same property conveyed to Randall C. Morgan and Christy Morgan, husband and wife, by Warranty Deed from Robert P. Kottemann and Cynthia A. Carper, husband and wife, filed for record on February 16, 2017 as Instrument No. 20170216-0015926, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 6352 B Columbia Avenue, Unit, Nashville, TN 37209
(House Number) (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.

Witness my/our hands this 2nd day of April, 2018.

Randall C. Morgan

Christy Morgan

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Personally appeared before me Randall C. Morgan and Christy Morgan, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of April, 2018.

Notary Public

My Commission Expires: _____

File No.: 38733

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021