WARRANTY DEED

Bill Garrett Davidson County
Batch# 80349 DEEDWARR
04/12/2018 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20180412-0034726

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Christy Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2018

Robert L Scruggs
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

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
Randall C. Morgan	Same as New Owner	Map 91-9
(NAME)	(NAME)	
1203 Kirkwood Avenue		Parcel 109.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, I, **Elizabeth Stover, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Randall C. Morgan and Christy B. Morgan, 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 the northerly 180.6 feet of Lot No. 7 on the Plat of T. M. Nail's Subdivision of Lots 18, 19 and 20 of the B. F. Cockrill Lands, as of record in Book 421, page 63, being Lots "A" and "B" of the Resubdivision of Lots 6, 7 and parts of Lots 46 and 47 on Nail's Subdivision, described according to a survey make by John Kohl dated September 17, 1979, as follows:

Beginning at the southeast corner of Robertson Avenue and Stevenson Street, formerly Nail Avenue, thence with said Robertson Avenue, eastwardly 100 feet to the corner of Lots "B" and "C"; thence with the line between said two lots southwardly 180.6 feet to the northerly line of Lot "E"; thence with the northerly line of Lot "E" westwardly 100 feet to the easterly margin of Stevenson Street; thence with the easterly margin of Stevenson Street northwardly 180.6 feet to the beginning.

Being the same property conveyed to Elizabeth Stover, a single person by warranty deed from George Woodall, unmarried, filed for record on December 22, 2003 as Instrument No. 20031222-0181927, 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 5923 Robertson Avenue, 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 12th day of April, 2018.

Elizabeth Stover

Elizabeth Stover

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named **Elizabeth Stover,** the bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 12th day of April, 2018.

Notary Public

My Commission Expires: 1-3-2022

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

File No.: 38547

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

