# WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville TN 37215

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 94588 DEEDWARR
05/21/2018 09:26:56 AM 2 pgs
Fees: $13.00 Taxes: $1,668.70

20180521-0048172

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-050535

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Samuel Morgan and Andie Morgan | Samuel Morgan and Andie Morgan | |
| (NAME) | (NAME) | |
| 1007 Maynor Avenue | 1007 MAYNOR Ave | 072-06-0-009.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Nashville, TN 37216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY-ONE THOUSAND AND NO/100 DOLLARS ($451,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LEISA D. HANS AND THOMAS JAMES HANS, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMUEL MORGAN AND ANDIE 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 Lot No. 40 on the Plan of Maynor Place of record in Plat Book 843, Page 24, 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 Leisa D. Hans and Thomas James Hans by Warranty deed from Burkett Homes, Inc., a Tennessee corporation of record in Instrument No. 20110425-0031235 Register's Office for Davidson County, Tennessee, dated March 31, 2011 and recorded on April 25, 2011.

THIS CONVEYANCE IS MADE 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, (5) other matters of

public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1007 Maynor Street, Nashville, TN 37216-3023
(House No.) (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 hand(s) this the 11th day of May, 2018.

Leisa D. Hans by [signature] her attorney in fact
Leisa D. Hans by Laura Perry, Attorney in Fact

Thomas James Hans by [signature] his attorney in fact
Thomas James Hans by Laura Perry, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 11th day of May, 2018, before me personally appeared Laura Perry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Leisa D. Hans and Thomas James Hans and who acknowledged he/she/they executed the same as the free act and deed of the said Leisa D. Hans and Thomas James Hans.

Witness my hand and official seal, this the 11th day of May, 2018.

[signature]
Notary Public

My Commission Expires: 3/13/22

(SEAL)

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY