Record and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 112804 DEEDWARR
07/05/2018 01:01:09 PM 3 pgs
Fees: $18.00 Taxes: $980.13
20180705-0065153

Name and Address of New Owner:
Kevin Beirling and Tiffany Beirling
736 Jaywood Road
Old Hickory, TN 37138
Send Tax Bills To:
United Wholesale Mortgage
585 South Boulevard E
Pontiac, MI 48341
This Instrument Prepared By:

Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: 063-16-0B-056.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Donna Morgan and Randy Morgan, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kevin D. Beierling and Tiffany A Beierling, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 90 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unis Development), as of record in Plat Book 6900. Page 550, 551 to 552 and Certificate of Correction in Book 7642, Page 445 and by Amendment to Change Name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a me complete legal description.

Being the same property conveyed to Donna Merchant and Randy Morgan, wife and husband by Warranty Deed from William F. McDonald and wife, Zanna M. McDonald, of record in Instrument 20060911-0112199, Register's Office for Davidson County, Tennessee, dated July 31,2006.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of July, 2018.

Donna Merchant (SEAL)
Donna Merchant, aka Donna Morgan

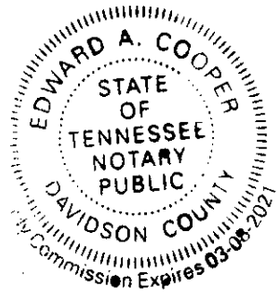
Randy Morgan (SEAL)
Randy Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of July, 2018, before me personally appeared Donna Morgan and Randy Morgan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 2nd day of July, 2018.

Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $264,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of July, 2018.

Notary Public
My commission expires: 03-08-21
File No. 2018-228

EDWARD A. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021