RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT180500224

Bill Garrett Davidson County
Batch# 123973 DEEDWARR
08/02/2018 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20180802-0075661

WARRANTY DEED

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 8/5/21

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SN Developments, LLC **110 30TH Ave. South** **Nashville, TN 37212-2511**	**SAME**	**181-00-0-145.00**

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,

Jayson Morgan and Jamie Thomas, both unmarried, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SN Developments, LLC

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:

TRACT 1

LAND in Davidson County, Tennessee, and shown as Tract No. 8 on a unrecorded survey of the Jacey A. Moore, Jr. lands dated August 14, 1978, and prepared by John B. Rainey, Surveyor, Job No. 78-123, and described as follows:

BEGINNING at an iron pin on the westerly margin of Pettus Road, said pin being North 33 degrees 28' 41" East 953.63 feet as measured northwardly along the westerly margin of said road from the northerly line of the Elmo Murray Potts property of record in Book 4037, Page 359, R.O.D.C., Tennessee; thence leaving the margin of said road North 80 degrees 08' 06" West 1186.21 feet to an iron pin; thence South 87 degrees 51' 21" West 538.62 feet to an iron pin; thence North 3 degrees 59' 10" East 150.00 feet to an iron pin; thence South 89 degrees 11' 24" East 502.43 feet to an iron pin; thence South 81 degrees 04' 33" East 1292.50 feet to an iron pin set on the westerly margin of the aforesaid Pettus Road; thence with the margin of said road South 33 degrees 28' 41" West 150.00 feet to the point of beginning, containing 5.23 acres, more or less.

BEING the same property conveyed to Jayson Morgan and Jamie Thomas, both unmarried, as joint tenants with rights of survivorship, with the remainder to the survivor in fee, by Warranty Deed from Thomas N. Jacobs, Jr. and wife, Rebecca A. Jacobs, dated 1/24/03 and recorded 1/28/03 in Instrument Number 20030128-0011511, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM:

BEGINNING at an old iron rod at the southwest corner of the Charles M. Ferrell property as of record in Book 6993 at Page 152, RODC, Tennessee, shown as Lot No. 8 on an unrecorded survey by John B. Rainey dated August 14, 1978, said iron rod also being the common corner of Lots Nos. 6, 7 and 9 on said survey; thence along the line between Lots Nos. 8 and 9, N 03 degrees 47' 04" W 150.86 feet to an old iron rod; thence S 89 degrees 15' 56" E 64.34 feet to a new iron rod; thence with a new line across Lot No. 8, S 03 degrees 47' 04" W 147.45 feet to a new iron rod in the northerly line of Lot No. 7 being the P.L. Stinson property as of record in Book 7192 at Page 939, RODC, Tennessee; thence along the said northerly line of Lot No. 7, S 87 degrees 42' 43" W 64.61 feet to the point of beginning, containing 0.22 acres more or less.

BEING the same property conveyed to P. L. Stinson by Warranty Deed from Charles M. Ferrell and wife, Betty Marie Ferrell dated 11/29/88 and recorded 12/5/88 in Book 7719, Page 667, Register's Office for Davidson County, Tennessee.

Tract 2:

BEGINNING at an old iron rod in the westerly margin of Pettus Road, said iron rod also being the southeast corner of the Charles M. Ferrell property as of record in Book 6993 at Page 152, RODC, Tennessee, shown as Lot No. 8 on the unrecorded survey by John B. Rainey, dated August 14, 1978; thence leaving said margin of Pettus Road with a new line extending into the P.L. Stinson lands shown as Lot No. 7 on said survey as of record in Book 7192 at Page 939, RODC, Tennessee, N 85 degrees 04' 36" W 160.50 feet to a new iron rod; thence N 65 degrees 44' 14" W 55.47 feet to a new iron rod in the original line between Lots Nos. 7 and 8 on the aforementioned survey by Rainey; thence along said line between Lots Nos. 7 and 8, S 80 degrees 08' 39" E 213.63 feet to the point of beginning, containing 0.03 acres, more or less.

BEING the same property conveyed to Jayson Morgan and Jamie Thomas, both unmarried, by Warranty Deed from Betty Marie Ferrell, unmarried, dated 06/27/2018 and recorded 06/27/2018 in Instrument Number 20180627-062077, Register's Office for Davidson County, Tennessee.

Map/Parcel No. 181-00-0-145.00

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Unimproved ( )

This is improved (X) property known as **6145 Pettus Road, Antioch, TN 37013**

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 our hands this 16th day of July, 2018.

Jayson Morgan

Jamie Thomas

STATE OF ~~NEW YORK~~ Pennsylvania Pennsylvania
COUNTY OF Northampton Northampton

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

Witness my hand and official seal at Wind Gap, Pennsylvania, ~~New York~~, this 16th day of July, 2018.

Commission Expires: Oct. 6. 2020

Lauren M. Nagy
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lauren M. Nagy, Notary Public
Plainfield Twp., Northampton County
My Commission Expires Oct. 6, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.