Box 29

WARRANTY DEED

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 6, 2020

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob T. Morgan	Jacob T. Morgan	085-11-0-033.00
(NAME)	(NAME)	Bill Garrett Davidson County
3011 Stafford Drive	3011 Stafford Drive	Batch# 128898 DEEDWARR
(ADDRESS)	(ADDRESS)	08/14/2018 12:38:41 PM 2 pgs
Nashville, TN 37214	Nashville, TN 37214	Fees: $13.00 Taxes: $906.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180814-0080287

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Mickey D. Julien and Lisa M. Julien , husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jacob T. Morgan, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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. 106, on the Plan of Stanford Country Club Estates, as shown on Plat of record in Plat Book 2900, Page 67, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Mickey D. Julien and Lisa M. Julien, husband and wife by Quitclaim Deed Deed dated 06/27/2007 from Mickey D. Julien and Lisa M. Julien f/k/a Lisa M. Camfield, husband and wife, filed for record on 11/30/2007 at Instrument Number 200711300138837, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Real Property Taxes for the year 2018 and subsequent years, a lien not yet due and payable; All matters as set forth per Plat at Book 2900, Page 67, said Register's Office; Restrictive Covenants of record in Book 3026, Page 310, as amended of record in Book 3075, Page 186, said Register's Office.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3011 Stafford Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 248248
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 10th day of August, 2018.

Mickey D. Julien

Lisa M. Julien

State of Tennessee

County of Wilson

Personally appeared before me Mickey D. Julien and Lisa M. Julien, 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 10th day of August, 2018.

Notary Public:

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122