WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 140600 **DEEDWARR**
09/13/2018 02:45:58 PM 2 pgs
Fees: $13.00 Taxes: $883.93

20180913-0091025

JM-VRES-18-3202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron C. Morgan	**SWBC Mortgage**	
(NAME)	(NAME)	
3202 Mexico Drive	**9311 San Pedro Ave., Ste. 100**	**080-12-0-067.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ANGELA PETERSEN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON C. MORGAN, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 62 on the Plan of Section Four, Bordeaux Hills of record in Plat Book 3600, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 62 fronts 51.99 feet on the Southeasterly margin of Mexico Drive and runs back 107.28 feet on its Southwesterly line and 127.35 feet on the Northeasterly line, to a line in the rear on which it measures 71.06 feet thereon.

Being the same property conveyed to Angela Peterson by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20180319-0025481 Register's Office for Davidson County, Tennessee, dated March 12, 2018 and recorded on March 19, 2018.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 3600, Page 49, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 3765, Page 141, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4405, Page 427, Book 4397, Page 742, Book 4037, Page 588, Book 3917, Page 529, Book 3805, Page 783, Book 3765, Page 101, in the Register's Office for Davidson County, Tennessee
- Restrictions of record as Instrument Number 20011119-0126704 in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3202 Mexico Drive, Nashville, Tennessee 37218**.

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), their heirs and 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), 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 10th DAY OF SEPTEMBER, 2018.

Angela Petersen

Angela Petersen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212