PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Karen Y Johnson Davidson County
Batch# 168830 **DEEDWARR**
11/30/2018 10:41:28 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20181130-0116845

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

SARAH M DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

La Dunning
Affiant

Subscribed and sworn to before me, this 29th **day of November, 2018.**

Sarah M. Dooley
Notary Public
My commission expires: 11/22/2021

06-1811-77056

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Joseph Morton, Jr. 103 Cedarwood Lane Madison TN 37115	~~NEW OWNER~~ Fifth Bank 50 Franklin St. Clarksville, TN 37040	043-02-0-A-103.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cheri M. Flaherty, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joseph Morton, Jr., a single man**, hereinafter called the Grantees, their successors 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 Unit No. 103, on the Plan of Phase One, Site Plan, Cedarwood Courtyard Homes, a Planned Unit Development, of record in Book 5200, Pages 60 and 61, as clarified in Book 5497, Page 800, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Cheri M. Flaherty, unmarried by deed from Dan G. Bryant, dated May 18, 1995, recorded May 22, 1995, of record in Book 9677, Page 521, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 103 Cedarwood Lane, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29 day of November, 2018.

Cheri M. Flaherty

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cheri M. Flaherty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 29 day of November, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 12/20/2020

