# WARRANTY DEED

HENRY MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

JM-VRES-18-1426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**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) |
|---|---|---|
| **Kikanwa Morgan** | **SWBC Mortgage** | |
| (NAME) | (NAME) | |
| **1426 Bell Trace Drive** | **9311 San Pedro Ave, Ste 100** | **162-16-81.00** |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **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, **JAMES CROCKETT, II, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIKANWA MORGAN, A SINGLE WOMAN,** 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. 58-B on the Plan of Hickory Park Villas, Section 2, Zone Lot Division of Lots 49 thru 56 & 58 thru 66, of record in Plat Book 6250, Page 615, amending Plat Book 5200, Page 603, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Crockett, II, by Warranty Deed from Barry Zeitlin and wife, Linda Zeitlin, recorded July 23, 2003 in Instrument No. 20030723-0102860, Register's Office for Davidson County, Tennessee.

**The spouse of the grantor joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.**

This conveyance is subject to:
- Plans of record in Plat Book 5200, Page 603, amended in Plat Book 6250, Page 615, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 6815, Page 800 Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 7891, Page 217, 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: **1426 Bell Trace Drive, Antioch, Tennessee 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 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.

Karen Y Johnson Davidson County
Batch# 172679 **DEEDWARR**
12/11/2018 02:24:17 PM 2 pgs
Fees: $13.00 Taxes: $654.90

20181211-0120605

Witness my/our hand(s) this the 5th DAY OF DECEMBER, 2018.

James Crockett, II

Shannon Crockett by James Crockett, II as Attorney in Fact

Shannon Crockett by James Crockett, II as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES CROCKETT, II 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES CROCKETT, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHANNON CROCKETT, and who acknowledged he/she/they executed the same as the free act and deed of the said SHANNON CROCKETT.

Witness my hand and official seal, this the 5th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-06-2022

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