BOX 10-A

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 178788 DEEDWARR
12/28/2018 10:17:22 AM 4 pgs
Fees: $23.00 Taxes: $555.00

20181228-0125777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF December, 20 18.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Prison Outreach Ministry, Inc.	New Owner	
(NAME)	(NAME)	
136 Rains Ave.		10507037600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **NAOMI RUTH MORGAN AND CAMERON MORGAN AND CHRISTINA HINNERS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TENNESSEE PRISON OUTREACH MINISTRY, INC., A TENNESSEE NONPROFIT CORPORATION,** 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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Rains Heights Subdivision, as of record in Book 2663, Page 85, Register's Office for said County.

Being the same property conveyed by Warranty Deed from Fate E. Frenaley and wife, Dorothy Sue Frenaley to Albert Gene Morgan and wife, Bobbie F. Morgan as recorded on the 25th day of April, 1961 in Deed Book 3220, Page 443, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from James C. Dale, III, Trustee to Bobbie F. Morgan as recorded on the 25th day of June, 1990 in Deed Book 8137, Page 883, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Bobbie Morgan to Albert G. Morgan, Jr. with a Life Estate retained for Bobbie Morgan, as recorded on the 5th day of September, 2008 in Instrument No. 20080905-0091293, in the Register's Office of Davidson County, Tennessee. Bobbie Morgan died on February 6, 2018. Albert G. Morgan, Jr. died intestate on May 18, 2016. Naomi Ruth Morgan, Christina Hinners and Cameron Morgan are the sole heirs at law, pursuant to Affidavits of Heirship of record in Instrument No. 20181228-0125775 and Instrument No. 20181228-0125776, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 424 Moore Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 27 day of December, 2018

Naomi Ruth Morgan

NAOMI RUTH MORGAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 27 day of December, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public

Witness my hand this 26 day of December, 2018

CAMERON MORGAN

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal this 26 day of December, 2018.

Commission expires: 3/8/2021

Notary Public

CHANAR ALI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 23 day of December, 2018

Christina M Henners

CHRISTINA HENNERS

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal this 23rd day of December, 2018.

Commission expires: 3/30/2020

SHERRY B. HATCHETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Sherry B Hatchett

Notary Public