THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES19-800

Karen Johnson Davidson County
Batch# 189895 **DEEDWARR**
01/30/2019 01:40:27 PM 2 pgs
Fees: $13.00 Taxes: $1,102.60

20190130-0008964

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Susana E. Vergara Lazo 800 Bloomdale Trace Nashville, TN 37076	SWBC Mortgage Corp. 9311 San Pedro, Suite 100 San Antonio, TX 78216	086-12-0A-071.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kurt T. Morgan and wife, Aracely Morgan**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Susana E. Vergara Lazo, a single woman**,hereinafter called the Grantee, and said Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, and being known and designated as all of Lot No. 71, Section Three, Tulip Grove Pointe, as shown on the plat of the same, of record in Instrument No. 20140328—0025675, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kurt T. Morgan and wife, Aracely Morgan, by Warranty Deed from Wright Farms, LLC., of record on February 19, 2016, at Instrument No. 20160219-0016104, Davidson County Register of Deeds.

This is improved property known as 800 Bloomdale Trace Nashville, Nashville, TN 37076.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 25 **day of January, 2019**:

Kurt T. Morgan

Aracely Morgan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 25 day of January, 2019.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$298,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 25 DAY OF January, 2019:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON