This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 213095 **DEEDWARR**
04/03/2019 08:39:58 AM 2 pgs
Fees: $13.00 Taxes: $203.50
20190403-0029965

WARRANTY DEED

FOR AND IN 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, **J.D. EATHERLY, FOR EATHERLY PROPERTIES**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MORGAN HOMES, INC.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 123 ON THE FINAL PLAT OF ECHO HILLS ESTATES, SECTION FOUR, OF RECORD IN INSTRUMENT NO. 200501271-0010265, IN THE REGSITER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO J.D. EATHERLY, FOR EATHERLY PROPERTIES, BY WARRANTY DEED FROM ECHO HILL JOINT VENTURE, A TENNESSEE GENERAL PARTNERSHIP, DATED JANUARY 28, 2003 AND RECORDEDON FEBRUARY 20, 2003, IN INSTRUMENT NO. 20030220-0022453, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved property, known as 377 SOLITUDE CIRCLE, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 March, 2019.

J.D. EATHERLY
FOR EATHERLY PROPERTIES

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, J.D. EATHERLY, FOR EATHERLY PROPERTIES with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 25 day of March, 2019.

NOTARY PUBLIC
My commission expires: 1/3/2023

LINDA CLEVELAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$55,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2019.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s) as follows:
MORGAN HOMES, INC.
1037 KENDRA'S RUN
GALLATIN, TN 37066

Send Tax Bills To:
Same as above

MAP/PARCEL: 03306OA/068.00 CO