Karen Johnson Davidson County
Batch# 265104 DEEDWARR
08/01/2019 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20190801-0075916

34895

WARRANTY DEED

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$410,000.00.**

Affiant

Subscribed and sworn to before me, this the 29 day of July, 2019.

Notary Public

My commission expires: October 7, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alexandria T. Morgado	Franklin Synergy Bank	**Map 147-09-0 Parcel 113.00**
5037 Briarwood Dr.	722 Columbia Ave.	
Nashville, TN 37211	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Johnathon E. Webb and Megynn M. Webb, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexandria T. Morgado, a single woman

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. 223 on the Plan of Section Three Caldwell Country Estates, as of record in Plat Book 2663, Page 130, amended in Book 2910, Page 391, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 223 fronts 95 feet on the southerly margin on Briarwood Drive and extends back 430.8 feet on the easterly line and 411.3 feet on the westerly line to a dead line in the rear measuring 98.25 feet thereon.

Being the same property conveyed to Johnathon E. Webb, by Deed dated June 25, 2018, from Ross Muirhead and Hannah Muirhead, husband and wife, of record in Instrument No. 20180723-0071607, Register's Office for Davidson County, Tennessee.

Megynn M. Webb, spouse of the above named Johnathon E. Webb, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2663, Page 130, amended in Book 2910, Page 391, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage, of record in Book 6548, Page 104, Register's Office for Davidson County, Tennessee. 3) Current taxes prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **5037 Briarwood Dr., Nashville, TN 37211**

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 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/our hand(s) this day of **July, 2019.**

Johnathon E. Webb — July 13th, 2019

Megynn M. Webb — July 13, 2019

STATE OF Minnesota)
COUNTY OF Hennepin)

Personally appeared before me, a Notary Public of said County and State, **Johnathon E. Webb and Megynn M. Webb,** the within named sellers, 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 at Plymouth (city) MN (state) this 13th day of **July, 2019.**

Notary Public

Robert Reinhard
NOTARY PUBLIC
MINNESOTA
My Commission Expires 01/31/2024

My Commission Expires: 01/31/2024

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

