WARRANTY DEED

Karen Johnson Davidson County
Batch# 272897 DEEDWARR
08/19/2019 08:18:35 AM 2 pgs
Fees: $13.00 Taxes: $1,004.55

20190819-0082499

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3010 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $271,500.00.

Affiant

Subscribed and sworn to before me this 16 day of August, 2019

Notary Public
My Commission expires: 9-6-22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jonathan B. Morse	New Owner	14903007100
2442 Rychen Drive		
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan B. Morse and Rachel E. Morse, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 403, on the Plan of Edge-O-Lakes Estates, Section X, as of record in Book 3842, Page 180, said Register's Office.

Said Lot No. 403 fronts 81.24 feet on the easterly side of Rychen Drive; thence between parallel lines 150 feet to the rear.

Being the same property conveyed to Wanda Williams, unmarried, from Budislav Novakovic and wife, Jasminka Novakovic, by deed on June 6, 2019, of record in Instrument Number 20190610-0055289, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 3842, Page 180, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2442 Rychen Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 16, 2019.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 16, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY