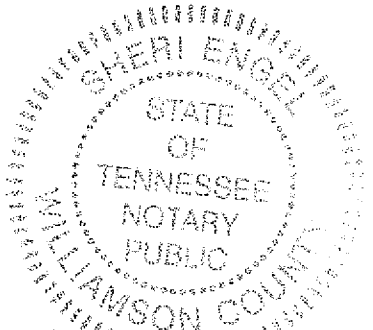


Karen Johnson Davidson County
Batch# 289306 DEEDWARR
09/23/2019 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20190923-0096031

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: January 5, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Gregory and Aaron Shirley, husband and wife	First Community Mortgage (NAME)	028-00-0-131
5070 Ridge Rd. (ADDRESS)	262 Robert Rose Dr Ste 200 (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael L. Morgan, II, a unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph Gregory and Aaron Shirley, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A PORTION OF THE BENJAMIN R. PULLEY PROPERTY LOCATED IN THE 14TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE; AND TRACT LAND IMPROVEMENTS PROPERTY BEING DESCRIBED IN BOOK 5004, PAGE 534, REGISTER'S OFFICE, SURVEY MADE BY JOHN KOHL & CO., DATED MARCH 22, 1985 DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTH MARGIN OF RIDGE ROAD AND THE ORIGINAL S. E. CORNER OF THE PULLEY THIRTY ACRE TRACT; THENCE LEAVING THE ROAD N 4 DEGREES 45 MIN. E (GENERALLY WITH AN OLD ESTABLISHED FENCE LINE AND A ROW OF TREES AND CROSSING A HOLLOW) 798.0 FEET TO AN IRON PIN, AND AN IRON WATER PIPE 3 FEET HIGH ON THE THE NORTH HILLSIDE AND APPROXIMATELY 5 FEET EAST OF FENCE LINE; THENCE N 82 DEGREES 30 MINUTES W (WITH AND ESTABLISHED FENCE LINE GENERALLY) 315.0 FEET TO AN IRON PIN DRIVEN INTO THE ROOT OF A 15" SUGAR TREE IN FENCE LINE ON THE NORTH SIDE OF HOLLOW; THENCE LEAVING THE FENCE LINE AND CROSSING THE HOLLOWS AND DAG. 45 MINUTES X 900.0 FEET WITH A MARKED LINE IRON PIN DRIVEN ON LINE ONE IN EDGE OF CLEARING, THE OTHER IN WOODS TO AN IRON PIN ON THE NORTH MARGIN OF RIDGE ROAD; THENCE WITH THE NORTH MARGIN OF RIDGE ROAD N 68 DEGREES 30 MINUTES X 150.0 FEET TO AN IRON PIN APPROXIMATELY 3 FEET EAST OF CORNER FENCE POST, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL L. MORGAN, II, AN UNMARRIED MAN BY WARRANTY DEED FROM RANDY RICHARDS OF RECORD IN INSTRUMENT NO. 20150417-0034472 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5070 Ridge Rd., Joelton, TN 37080
(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

WARRANTY DEED
(Continued)

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 20th day of September, 2019.

Michael L. Morgan, II

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael L. Morgan, II, a unmarried man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of September, 2019.

Notary Public

My Commission Expires:

(SEAL)

CARLOS A PALACIOS JR
Notary Public - State of Florida
Commission # GG 215582
My Comm. Expires May 8, 2022
Bonded through National Notary Assn.

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

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

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY