Karen Johnson Davidson County
Batch# 332945 DEEDWARR
12/20/2019 03:16:11 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20191220-0131736

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of _____

The actual consideration or value, whichever is greater for this transfer is: $185,000.00

Affiant Signature

Subscribed and sworn to before me on this the 17 of December, 2019.

Notary Public

My Commission expires 6/24/23

RYAN J. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Brandon Wingate
Billy J. Nunley
PO BOX 332310
Murfreesboro, TN 37133

SEND TAX BILLS TO:

MAP AND PARCEL NUMBER: Tax ID #: 16202025200

WARRANTY DEED

19NT01273

Effective the 17th of December, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Gary P. Morel and wife Janis H. Morel

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brandon Wingate and Billy J. Nunley

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Colemont Heights, Section Two, as of record in Book 4300, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gary P. Morel and wife Janis H. Morel, by Warranty Deed from Thomas H. Pitts and wife Elenora R. Pitts, dated 11/17/1978 and recorded 11/21/1978 in Book 5366, page 185, Register's Office for Davidson County, TN..

This is an improved property commonly known as 241 Coleridge Ct., Antioch, TN 37013.

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. We do covenant with 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, expect for those matters

appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 17th of December, 2019.

Gary P. Morel

Gary P. Morel

Janis H. Morel

Janis H. Morel

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Gary P. Morel and Janis H. Morel**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 17th of December, 2019.

Notary Public

My commission expires: 2/9/2020

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON