# WARRANTY DEED

Karen Johnson Davidson County
Batch# 344006 DEEDWARR
01/15/2020 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20200115-0005585

File No. TE0006162

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESHIA CARROLL SIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Justin Morgan (NAME) | NEW OWNER (NAME) | |
| 105 Scenic View Rd. (ADDRESS) | 101 ECHO HILL BLVD. (ADDRESS) | 044-04-0-022.00 |
| Old Hickory, TN, 37138 (CITY) (STATE) (ZIP) | GOODLETTSVILLE TN 37072 (CITY) (STATE) (ZIP) | |

FOR AND 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, I, **David Lynch, a single person,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Morgan, married man,** HEREINAFTER CALLED THE GRANTEE, 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, described as follows, to-wit: Being the northerly part of Lot No. 78 on the unrecorded plan of Scenic View Subdivision, and described according to a copy of a survey made by William Collier Parrish Associates, Civil Engineers, dated December 22, 1961, as follows:**

**BEGINNING at an iron pin in the easterly margin of Scenic Drive, formerly Havron Avenue, at a point 118.2 feet (by actual field measurement 104.8 feet) Northwest from a concrete monument at the beginning of a curve into Hillman Place, being the northwest corner of the property conveyed to Alton Junior Agee and wife, by deed from Goodloe S. Chaffin and wife, et al, as of record in Book 3035, Page 215, said Register's Office; thence Northeasterly with Agee's northwesterly line, 83 feet to an iron pin in the cemetery lot; thence with said cemetery lot, Northwesterly 31 feet to a 12-inch concrete post; thence Northeasterly with the northeasterly line of the cemetery lot, 77.6 feet to an iron pin at the common corners of Lots 78 and 61 on said Plan; thence with the line between said lots, Northwesterly 43 feet to an iron pin at the corner of Lot 77 on said plan; thence with the line between Lots 77 and 78, Southwesterly 163 feet to an iron pin in the easterly margin of Scenic Drive; thence with the margin of the same, Southeasterly 78 feet to the beginning.**

**Being the same property conveyed to David Lynch, a single man by Warranty deed from Sue C. Sircy, unmarried of record in Instrument No. 20041026-0128884 Register's Office for Davidson County, Tennessee, dated October 22, 2004 and recorded on October 26, 2004.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 105 Scenic View Rd., Old Hickory, TN 37138

(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 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 hand this 15th day of January, 2020.

David Lynch

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Lynch, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of January, 2020.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

# True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020