WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$702,002.00~~ $698,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22 (AFFIX SEAL)

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

J-EXP-19-916

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Albern Spoolstra	**New Owner**	
(NAME)	(NAME)	**082 03 0 484.00**
916 N 5th St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID G. MORGAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALBERN SPOOLSTRA, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 21, SUBDIVISION OF MCFERRIN LAND, WILLS, SHARPE AND CRUTCHER'S ADDITION, as shown on plat of record in Plat Book 57, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 21 fronts 50 feet on the Westerly side of North 5th Street and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to David G. Morgan, an unmarried man, by Quit Claim Deed from On the Horizon Homes, LLC, of record in Instrument No. 20170712-0070045, in the Register's Office of Davidson County, Tennessee, dated July 03, 2017 and recorded on July 12, 2017.

Being the same property conveyed to On the Horizon Homes, LLC, by Warranty Deed from Karen Gowen Halter, of record in Instrument No. 20170424-0039816, in the Register's Office of Davidson County, Tennessee, dated April 18, 2017 and recorded on April 24, 2017.

This conveyance is subject to:
- County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF MCFERRIN LAND, WILLS, SHARPE AND CRUTCHER'S ADDITION, as recorded in Plat Book 57, Page(s) 82.

- Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached recorded in Instrument No. 20180529-0050918.

- Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20180621-0059985.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **916 N 5th St., Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 354754 **DEEDWARR**
02/07/2020 10:10:16 AM 2 pgs
Fees: $13.00 Taxes: $2,584.64
20200207-0014421

Witness my/our hand(s) this the 31st DAY OF JANUARY, 2020.

David G. Morgan by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID G. MORGAN, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID G. MORGAN.

Witness my hand and official seal, this the 31st of January, 2020.

Notary Public
My Commission Expires: 8-31-2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212