WARRANTY DEED

Karen Johnson Davidson County
Batch# 358709 DEEDWARR
02/14/2020 11:04:00 AM 2 pgs
Fees: $13.00 Taxes: $695.60

20200214-0017177

J-DM-19-1118

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 05-02-2022

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

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)
David Morgan	**New Owner**	
(NAME)	(NAME)	
1118 Joseph Avenue		**82-3-39.00**
(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, **MICHAEL J. MCEACHERN AND AMANDA M. MCEACHERN, HUSBAND AND WIFE AND WALTER P. WILSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID MORGAN AND HAYLEY CRESSWELL, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Sharpe and Horn's 2nd Subdivision of Lindsley Property, of record in Plat Book 161, Page 53, Register's Office for said County.

Included in said description, but excluded from this conveyance is that portion of land conveyed to F.P. Notgrass, a widower, by Quitclaim Deed from Oscar Pointer and wife, Mary Elizabeth Pointer, dated January 24, 1984 and recorded February 8, 1984 in Book 6228, Page 271, Register's Office for said County, and further described as follows:

The northerly 2 feet of Lot No. 55 on the Plan of Sharpe and Horn's 2nd Subdivision of Lindsley Property, of record in Plat Book 161, Page 53, Register's Office for said County. Said part of Lot 55 fronts 2 feet on the westerly boundary of Joseph Street and runs back between parallel lines 145 feet to a dead line measuring 2 feet thereon.

Being the same property conveyed to Michael J. McEachern and Amanda M. McEachern, husband and wife, and Walter P. Wilson and Dolores Wilson, husband and wife, by Warranty Deed from Elizabeth Quiros-Loe and Jet S. Loe, husband and wife, recorded June 3, 2014 in Instrument No. 20140603-0047758, Register's Office for Davidson County, Tennessee.
The said Dolores Wilson having since died on August 22, 2016 leaving Walter P. Wilson as the surviving tenant by the entirety.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee.
- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1118 Joseph Avenue, 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.

Witness my/our hand(s) this the 5 DAY OF FEBRUARY, 2020.

Michael J. McEachern

Amanda M. McEachern by Michael J. McEachern, Attorney-in-Fact
Amanda M. McEachern by Michael J. McEachern, Attorney-In-Fact

Walter P. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL J. MCEACHERN, 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 AMANDA M. MCEACHERN, and who acknowledged he/she/they executed the same as the free act and deed of the said AMANDA M. MCEACHERN.

Witness my hand and official seal, this the 5th of February, 2020.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL J. MCEACHERN, the within named bargainor, 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 5th of February, 2020.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER P. WILSON, the within named bargainor, 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 5th of February, 2020.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

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