2

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF March, 2020

Notary Public

MY COMMISSION EXPIRES: Jan 8, 2024

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 369125 DEEDWARR
03/09/2020 08:59:48 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20200309-0025883

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna C. Morgado	Franklin Synergy Bank Attn: Mortgage Department	MAP
3604 Bowlingate Lane	722 Columbia Avenue	PARCEL 117-05-0A-002.00-CO
Nashville, TN 37215	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(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, **Martha C. Thompson, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna C. Morgado, single woman**

HEREINAFTER CALLED THE GRANTEES, 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, being Lot No. 2 as shown on the Plan of A Planned Unit Development of Bowlingate, of record in Plat Book 6250, Page 844, Register's Office for Davidson County, Tennessee, and as described by the Declaration of Covenants, Conditions and Restrictions of record in Book 6802, Page 512, Register's Office for said County, together with all easements, rights and appurtenances to said lot granted in the aforesaid covenants.

Being the same property conveyed to Joseph Thompson, Jr., and wife, Martha C. Thompson by Warranty deed from Mary H. Fogg, Now Cook of record in Instrument No. 20030815-0118331 Register's Office for Davidson County, Tennessee, dated August 13, 2003 and recorded on August 15, 2003.

Being the same property conveyed to Martha C. Thompson by Quitclaim deed from Joe Thompson, Jr. of record in Instrument No. 20050303-0023688 Register's Office for Davidson County, Tennessee, dated March 01, 2005 and recorded on March 03, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **3604 Bowlingate Lane, Nashville, TN 37215.**

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 the 6th day of March, 2020.

Martha C. Thompson by Dorothy Fonde Thompson Werts Attorney in fact

Martha C. Thompson by Dorothy Fonde Thompson Werts, 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, the within named **Dorothy Fonde Thompson Werts** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Martha C. Thompson**, as her Attorney in Fact, as the free act and deed of the within named **Martha C. Thompson**.

Witness my hand and official seal this the 6th day of March, 2020.

My Commission expires Jan. 8, 2024

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN