Karen Johnson Davidson County
Batch# 380816 DEEDWARR
04/02/2020 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20200402-0035399

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0924

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2020

Notary Public

Commission Expires: 2/15/2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Morgan and Laura Morgan 8220 Londonberry Road Nashville, TN 37221	First Nat. Bank 200 E. Main St. McMinnville, TN 37110	141-15-0D-216.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Clayton Brett Giffen and Lisa Marie Giffen, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Morgan and Laura Morgan, a married couple

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. 216 on the Plan of Final P.U.D. Plan of "Sheffield" on the Harpeth, Phase III-B (erroneously omitted in prior deeds), of record in Plat Book 7900, Page 443, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lisa Marie Giffen and Clayton Brett Giffen, wife and husband by Warranty deed from Steven W. Starkey and Sandra K. Starkey, and Trustees of The Steven & Sandra Starkey Living Trust, of The Steven & Sandra Starkey Living Trust, established by the Revocable Trust Agreement of Steven W. Starkey and Sandra K. Starkey dated September 13, 2013 of record in Instrument No. 20140925-0088488 Register's Office for Davidson County, Tennessee, dated September 22, 2014 and recorded on September 25, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8220 Londonberry Road, Nashville, TN 37221

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of March, 2020.

Clayton Brett Giffen

Clayton Brett Giffen

Lisa Marie Giffen

Lisa Marie Giffen

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF ~~WILLIAMSON~~ PASCO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Clayton Brett Giffen and Lisa Marie Giffen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of March, 2020.

Notary Public State of Florida
Brian Green
My Commission GG 945709
Expires 01/09/2024

Notary Public
My Commission Expires: 01/09/2024

(Notary Seal)

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

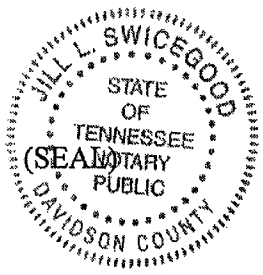
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900