Karen Johnson Davidson County
Batch# 380820 DEEDWARR
04/02/2020 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200402-0035406

WARRANTY DEED

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day March 2020 .

Notary Public

MY COMMISSION EXPIRES: 2/15/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henrique Tourinho Gomes Filho	New owner	141050A64500CO
(NAME)	(NAME)	
1600 Brockton Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 considerations, the receipt of which is hereby acknowledged, I/we Daniel Morgan and Laura Morgan, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Henrique Tourinho Gomes Filho, hereinafter called the GRANTEE(S), his/her/their 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. 645, on the Plan of Avondale Park, Phase 3, Section 1, of record in Instrument No. 201407280066971, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Daniel Morgan and Laura Morgan, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/a Fox Ridge Homes, dated 02/08/2016, of record in Instrument 201602090012463, Register's Office for Davidson County, Tennessee.

1. This conveyance subject to all matters shown on the plat of record in Plat Instrument 201407220064838, Instrument 201407280066971, Deed to USA of record in Book 4118, Page 694 and In Book 4228, Page 635 , Book 4193, Page 903, Order to TVA of record in Book 4273, Page 280, Easement including terms and conditions thereof as recorded in Book 5738, Page 819.and Instrument No. 200808260087638, Book 5738, Page 832, Book 7601, Page 400, Book 10748, Page 876, Instrument 200412070145662, Instrument 200601100003857, Instrument 200605120055867, Instrument 200710020117293, Instrument 200812030117350, Instrument 200907070063325, Instrument 200908140076610, Easement Deed to U.S. Spring Communication Co. of record in Instrument 201404160031703. and Instrument NO. 201401140003778, Instrument 201412020110280, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1600 Brockton Lane, Nashville, TN 37221
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 31 day March 2020 .

Daniel Morgan

Laura Morgan

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Morgan and Laura Morgan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31 day of March, 2020.

Notary Public:
My Commission Expires: 8/15/21

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

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.

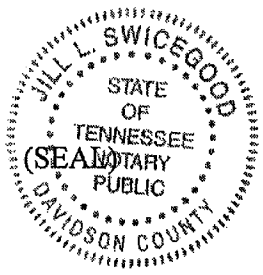
Attorney or Custodian

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