THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35404-03-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $384,000.00. Janice Collins Affiant Subscribed and sworn to before me this 21st day of April, 2020. Kim Murray Notary Public My Commission Expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: James Lance 120 Morton Mill Circle Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 141 12 0 D 120 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Judith Carr, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Lance, a married man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 120 Morton Mill Circle, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

PREPARED BY: ~~RETURNED TO:~~
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 389657 DEEDWARR
04/22/2020 11:16:59 AM 3 pgs
Fees: $18.00 Taxes: $1,420.80

20200422-0042222

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of April, 2020.

Judith Carr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judith Carr, 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 for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2020.

Notary Public

My Commission Expires:

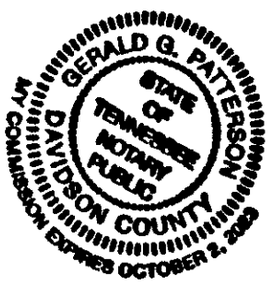


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 120 on the Plan of Third Revision, Morton Mill Estates, as of record in Plat Book 7900, page 561, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Judith Carr, unmarried by deed dated October 15, 2013 from Thomas Alan Snider, Co-Trustee of The Snider Family Revocable Living Trust u/t/a dated October 2, 2003 of record in Instrument No. 20131018-0109204, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 141 12 0 D 120 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Morton Mill Estates, of record in Book 7546, page 145, amended in Book 7936, page 704, Book 7936, page 709 and Book 8079, page 804, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Morton Mill Homeowner's Association, Inc. of record in Book 7548, page 963, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 7900, page 561, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, page 406, Register's Office for Davidson County, Tennessee.