This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 404098 DEEDWARR
05/21/2020 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20200521-0052790

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, WE, **MORGAN HOMES, INC.**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LENNELL RAYFORD, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 123 ON THE FINAL PLAT OF ECHO HILLS ESTATES, SECTION FOUR, OF RECORD IN INSTRUMENT NO. 20050127-0010265, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MORGAN HOMES, INC., BY WARRANTY DEED FROM J.D. EATHERLY, FOR EATHERLY PROPERTIES, DATED APRIL 1, 2019 AND RECORDED ON APRIL 3, 2019 IN INSTRUMENT NO. 20190403-0029965, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 377 SOLITUDE CIRCLE, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 14th day of May, 2020.

MORGAN HOMES, INC.
BY: ED MORGAN, PRESIDENT

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, of the state and county aforesaid, personally appeared ED MORGAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledges himself to be the PRESIDENT, of MORGAN HOMES, INC., the within named bargainor, a corporation, and that he as such PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as PRESIDENT.

DONE at offices in Hendersonville, Tennessee, on this the 14th day of May, 2020.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$359,900.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of May, 2020.

NOTARY PUBLIC
My commission expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s) as follows:
LENNELL RAYFORD
377 SOLITUDE CIRCLE
GOODLETTSVILLE, TN 37072

Send Tax Bills To:
Same as above

MAP/PARCEL: ~~033060A068.00~~
036060A068.00 CO

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21