NEW OWNER:

MORGAN FAMILY TRUST
Attn: James & Melissa Morgan
706 Indian Paint
Horseshoe Bay, TX 78657

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 13301004800

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 20-0908

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 429980 **DEEDWARR**
07/02/2020 08:48:26 AM 3 pgs
Fees: $18.00 Taxes: $1,276.13

20200702-0071681

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty-Four Thousand Nine Hundred and 00/100 Dollars ($344,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JAMES H. MORGAN and MELISSA G. MORGAN, TRUSTEES OF THE MORGAN FAMILY TRUST DATED DECEMBER 20, 2012, and any amendments thereto** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, being the easterly 42 ½ feet of Lot No. 68 and the westerly 16 feet of Lot No. 67 on the Map of Patterson's Subdivision of Maple Hill, as shown on the plat of the same of record in Plat Book 332, Page 75, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made and as more particularly described as follows:

Said part of said two lots adjoin and front together 58 ½ feet on the northerly side of Patterson Street and extend back between parallel lines 175 feet to an alley.

Being the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company by Warranty Deed from PRC Services, LLC, a Tennessee limited liability company, dated March 15, 2019, and of record in Instrument No. 20190319-0024687, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **520 PATTERSON STREET, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 332, Page 75, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of June, 2020.

HIDDEN TRAIL PROPERTIES, LLC

By: _____
Sean McKinnis
Its: Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Sean McKinnis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Member** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 26th day of June, 2020.

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-16-2022

_____
NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$344,900.00** .

Debbie A. Serkin
AFFIANT

Sworn to and subscribed to before me this 26th day of June, 2020.

Janell L Johnson
NOTARY PUBLIC

My commission expires: 3/8/23

JANELL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY