This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $312,500.00.

Affiant

Subscribed and sworn before me this the 15 day of July, 2020.

Notary Public
My commission expires: 9-6-22

Karen Johnson Davidson County
Batch# 439481 **DEEDWARR**
07/17/2020 11:23:55 AM 2 pgs
Fees: $13.00 Taxes: $1,156.25

20200717-0078728

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Norman Albritton IV and Mary Elizabeth Newman 4860 Corning Drive Nashville, TN 37211	Pinnacle Bank PO Box 702726 Dallas, TX 75370	147-02-0 135.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TAMMY MORGAN F/K/A TAMMY ELLER, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN NORMAN ALBRITTON IV AND MARY ELIZABETH NEWMAN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 22 on the Plat of Elysian Park of record in Plat Book 2331, page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 138.0 feet on the easterly margin of Corning Drive and extends back 274.5 feet at the northerly line and 278.0 feet on the southerly line to a dead line in the rear, measuring 138.1 feet thereon.

Being the same property conveyed to Tammy Eller, an unmarried woman, by deed dated 08/27/2015, from Kathryn S. Davis Revocable Living Trust, Dated November 4, 2014, of record in Instrument No. 20150831-0088095, said Register's Office.

The said Tammy Eller and Tammy Morgan are one in the same person.

The said property is investment property for the grantor and was never her marital residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4860 Corning Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and 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.

Witness my hand this the 15 day of July, 2020.

Tammy Morgan f/k/a Tammy Eller

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tammy Morgan f/k/a Tammy Eller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of July, 2020.

My commission expires: 9/18/22



Notary Public