Karen Johnson Davidson County
Batch# 439488 **DEEDWARR**
07/17/2020 11:30:05 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20200717-0078740

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires AUG 4 2020

THIS INSTRUMENT WAS PREPARED BY
Residential and Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Morgan, an unmarried man	NEW OWNER (NAME)	
2714 W Linden Ave. (ADDRESS)	(ADDRESS)	104-15-0-139.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Blue Summit Properties, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James W. Morgan, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, in the 24th Civil District, being the Easterly one-half of Lot No. 13 on the Plan of Sunset Park Subdivision of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 13 fronts 50 feet on the Northerly side of West Linden Avenue and runs back between lines 163.7 feet on the Easterly line, and 163.8 feet more or less on the Westerly line, to a dead line in the rear, on which it measures 50 feet.

Being the same property conveyed to Blue Summit Properties, LLC by Warranty deed from Margie C. Payne, unmarried of record in Instrument No. 20191120-0119804 Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Driveway Agreement of record in Book 4888, Page 751, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2714 W Linden Ave., Nashville, TN 37212
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hand(s) this 15th day of July, 2020.

WARRANTY DEED
(Continued)

Blue Summit Properties, LLC

BY: Stacy Buzako
Stacy Buzako, Managing Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Stacy Buzako, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and upon oath, acknowledged herself to be Managing Member of Blue Summit Properties, LLC, the within named bargainor, a limited liability company, and as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Company as Managing Member.

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

Mary Birthright
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072