THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29082

Karen Johnson Davidson County
Batch# 467173 DEEDWARR
08/31/2020 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20200831-0098608

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/26/2024

(AFFIX SEAL)

DANA R. PARK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY Commission Expires 06-26-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy Elder	Movement Mortgage, LLC	
811 Colfax Drive	8624 Calvin Hall Rd	09610021500
Nashville, TN 37214	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **David J. Morgan and wife, Keri Morgan,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Troy Elder, an unmarried man,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Twin Lawn Subdivision, as of record, in Book 2331, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 lies at the Northeasterly corner of the intersection of Lakeland Drive and Colfax Drive, and is more particularly described as follows: Beginning at a point on the Easterly margin of Colfax Drive, the common corner of Lots Nos. 68 and 69, thence in a Southerly direction along the said margin of Colfax Drive, 89 feet to a point, the beginning of a curve, thence in a Southeasterly direction around said curve, 37.6 feet to a point on the Northerly margin of Lakeland Drive, thence in an Easterly direction along said margin of Lakeland Drive 85.2 feet to a point, being the common corner of Lots Nos. .69 and 70, thence in a Northerly direction along the line dividing Lots Nos. 69 and 70, 132.2 feet to a point, thence in a Westerly direction along the line dividing Lots Nos. 68 and 69, 142 feet to the point of beginning.

Being the same property conveyed to David J. Morgan, unmarried by Warranty deed from Henry L. Morgan, Thomas H. Morgan, James E. Morgan, Mary Lou Morgan Loos, Catherine Morgan Turnmyre, Kristi Morgan Cotham, and Kellie Morgan and Janet Luken Morgan of record in Instrument No. 20151012-0103516 Register's Office for Davidson County, Tennessee, dated October 07, 2015 and recorded on October 12, 2015. Fred B. Morgan died 11/26/1991 and Margaret E. Morgan died intestate 12/18/2010. Per Affidavit of Heirship in 20151012-0103514 and 20151012-0103515 the above grantors are heirs.

Keri Morgan joins in this conveyance to convey her interest in the property as spouse of David J. Morgan to the Grantee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **811 Colfax Drive, Nashville, TN 37214.**

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 our hands this the 27th day of August, 2020.

David J. Morgan

Keri Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David J. Morgan and Keri Morgan,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of August, 2020.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

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