Warranty Deed

Karen Johnson Davidson County Batch# 517944 DEEDWARR 11/17/2020 11:53:42 AM 2 pgs Fees: $13.00 Taxes: $2,405.00 20201117-0135412	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $650,000.00 Affiant Subscribed and sworn to before me, this the 13th day of November, 2020. Notary Public My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Scott W. Morgan Jennifer N. Morgan	NEW OWNER	083-09-0-442.00
1410 Holly Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SAMUEL BEUTLER AND MALLARY E. HODGES N/K/A MALLARY E. BEUTLER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT W. MORGAN AND JENNIFER N. MORGAN, CO-TRUSTEES OF THE MORGAN FAMILY LIVING TRUST, DATED MARCH 3, 2006,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 26 of Block D on the Map of the Lindsley Property, as of record in Plat Book 2, Page 92, in the Chancery Court at Nashville, Davidson County, Tennessee.

Said Lot No. 26 fronts 50 feet on the southerly side of Holly Street, formerly Chadwell Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sam Beutler a/k/a Samuel J. Beutler, unmarried by Warranty deed from Eric Quiram, Married of record in Instrument No. 20131226-0129755 Register's Office for Davidson County, Tennessee, dated December 10, 2013 and recorded on December 26, 2013.

Being the same property conveyed to Samuel Beutler, unmarried and Mallary E. Hodges, unmarried by Quitclaim deed from Samuel Beutler, Unmarried of record in Instrument No. 20161019-0110324 Register's Office for Davidson County, Tennessee, dated October 07, 2016 and recorded on October 19, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1410 Holly Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of November, 2020.

Samuel Beutler

Mallary E Hodges N/K/A Mallary E Beutler

Mallary E. Hodges N/K/A Mallary E. Beutler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Samuel Beutler and Mallary E. Hodges N/K/A Mallary E. Beutler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of November, 2020.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022