Karen Johnson Davidson County
Batch# 698271 DEEDWARR
08/16/2021 11:29:37 AM 2 pgs
Fees: $13.00 Taxes: $987.90
20210816-0110268

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Michael Morgan
~~536 Michele Drive~~ 5221 Heathrow Hills Drive
~~Antioch, TN 37013~~ Brentwood, TN 37027

**SEND TAX BILL TO:**
New Owner

**MAP/PARCEL 162-11-0-005.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Adam Coats, a single man, and Rebecca Booth, a single woman, tenants in common with rights of survivorship, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Michael Morgan, an unmarried man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Subdivision for Whittemore Valley, Section Three of record in Plat Book 6250, Page 550, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Violet Sikes by Warranty deed from Timothy Justin Sullivan, married of record in Instrument No. 20110909-0069951 Register's Office for Davidson County, Tennessee, dated August 31, 2011, and recorded on September 09, 2011.**

**Being the same property conveyed to Adam Coats and Rebecca Booth as Tenants in Common with Rights of Survivorship by Quitclaim deed from Violet Sikes of record in Instrument No. 20210629-0087675 Register's Office for Davidson County, Tennessee, dated June 22, 2021, and recorded on June 29, 2021.**

This is improved property known as: **536 Michele Drive, Antioch, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given at noon on the 11th day of October, 2021.

**WITNESS MY HAND** on this the 12th day of August, 2021.

**Adam Coats**

**Rebecca Booth**

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson (KA)

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Adam Coats and Rebecca Booth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson (KA)

The actual value or consideration, whichever is greater, for this transfer is $267,000.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 210604