Karen Johnson Davidson County
Batch# 701258 DEEDWARR
08/19/2021 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20210819-0112388

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/23/23
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

05-NSH20-00528

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeffrey C. Lynch 1558 Hudson Road Madison, TN 37115	Jeffrey C. Lynch PO Box 331229 Nashville, TN 37208	063 00 0 260.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Don W. Morgan and Deborah H. Morgan, Husband and Wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffrey C. Lynch, Unmarried Man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Tract Four of Dillard Hill Estates, nor of records, according to a survey by Steven D. Delle, Dale & Associates, Inc., RLS No. 1710, dated May 31, 2001, Job No. 01028, and also being a portion of Lot 4 Dillard Property, of record in Instrument No. 20010807-0084707, Register's Office for Davidson County, Tennessee, described as follows:

Commencing at an iron rod situated in the Southerly Margin of Hudson Road, said point also being the NE corner of the William J. Dillard and wife property of record in Book 5883, page 211, RODC, TN; thence along said road N 80° 41' 51"E a distance of 51.23' to an iron rod; thence leaving said road S 21° 53' 11"E a distance of 342.55' to an iron rod; thence S 49° 07' 17"E a distance of 265.05' to an iron rod; thence S 21° 39' 26"E a distance of 209.89' to an iron rod; thence S 08° 09' 50"E a - distance of 501.75' to the Point of Beginning of the herein described tract of land; thence N 81° 50' 10"E a distance of 548.05' to an iron rod; thence S 25° 55' 02" E, a distance of 405.02' to an iron rod; thence S 81° 50' 10"W a distance of 494.41' to an iron rod; thence N 50 ° 18' 40"W a distance of 263.96' to an iron rod; thence N 08° 09' 50"W a distance of 190.02' to the point of beginning.

Being the same property Conveyed to Don W. Morgan and Deborah H. Morgan, by Warranty Deed from James Arthur Bunch and Susan Elaine Bunch, as trustees of the James Arthur Bunch and Susan Elaine Bunch Revocable Living Trust, of record in Instrument No. 20060804-0095541, in the Register's Office of Davidson County, Tennessee, dated July 28, 2006 and recorded on August 04, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1558 Hudson Road, Madison, TN 37115

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 18th day of August, 2021

Don W. Morgan

Deborah H. Morgan

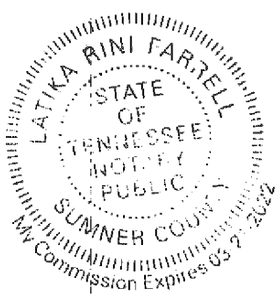
STATE OF TENNESSEE

COUNTY OF SUMNER

On this 18th day of August, 2021, before me personally appeared **Don W. Morgan and Deborah H. Morgan,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 03/21/2022



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 18th August, 2021.

Custodian's Signature — 08/18/2021 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 18th day of August, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023