Karen Johnson Davidson County
Batch# 746410 DEEDWARR
10/29/2021 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20211029-0145332

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 4/26/2025
(AFFIX SEAL)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No. AT-21-1424

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RCM-CR II, LLC	NEW OWNER	
(NAME)	(NAME)	
5240 Granny White Trace	5238 GRANNY WHITE TRACE	145-00-0-067.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	NASHVIVVE, TN 37220	
(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, I/we, **Barbara June Stone Morgan, widow**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RCM-CR II, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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. 2 on the Plan of Radnor Trace Estates of record in Plat Book 6900, Page (s) 134 and 135, 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 Vaden Lackey, Jr. Trustee by Warranty Deed from William T. Morgan of record in Book 4152, page 942, Register's Office for Davidson County, Tennessee, dated April 11, 1967 and recorded on June 18, 1967 and within the same deed the said Vaden Lackey, Jr.Trustee conveyed his interest in the subject property to William T. Morgan and wife, June Stone Morgan

Being the same property conveyed to Vaden Lackey, Jr. Trustee by Warranty Deed from William T. Morgan of record in Book 4152, page 942, Register's Office for Davidson County, Tennessee, dated April 11, 1967 and recorded on June 18, 1967 and within the same deed the said Vaden Lackey, Jr.Trustee conveyed his interest in the subject property to William T. Morgan and wife, June Stone Morgan

Being the same property conveyed to Michael Dennis Stone by Quit Claim deed record in Book 9553, page 574, Register's Office for Davidson County, Tennessee, dated December 5, 1994 and recorded on December 22, 1994.

Being the same property conveyed to William T. Morgan and Wife, Barbara June Stone Morgan by Quit Claim deed from Michael Dennis Stone of record in Book 9621, page 409 and Affidavit of Heirship recorded in Instrument No. 20090908-0084150, Register's Office for Davidson County, Tennessee, dated March 8, 1995 and recorded on March 17, 1995.

The said William T. Morgan having died on January 25, 2005.

Being also known as 5240 Granny White Trace Nashville, Tennessee 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 19 day of October, 2021.

Barbara June Stone Morgan by
Michael D. Stone, Attorney-In-Fact
Michael D Stone POA

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Campbell

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael D. Stone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Barbara June Stone Morgan, and that this instrument was executed on behalf of the said Barbara June Stone Morgan for the purposes therein contained.

Witness my hand and official seal this 19 day of October, 2021.

Notary Public Miranda Foreman

My Commission Expires: 10/19/22

MIRANDA FOREMAN
STATE OF TENNESSEE NOTARY PUBLIC
CAMPBELL COUNTY

Certificate of Authenticity

I, Allison Taylor, 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 OCTOBER 19, 2021.

Date

Affiant Signature

10/27/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of October, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON