Karen Johnson Davidson County
Batch# 930743 DEEDWARR
10/18/2022 09:21:54 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20221018-0113559

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

X Peggy Lynne White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/11/25
(AFFIX SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Peggy Lynne White, an unmarried woman 244 Windsor Terrace Dr. Nashville, TN 37221	FirstBank 722 Columbia Avenue Franklin, TN 37064	143-01-0B-244-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mary W. Morgan, Trustee of The Morgan Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Peggy Lynne White, an unmarried woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 244, together with the appurtenant interest in the common elements of Windsor Terrace Condominiums, Phase V, a horizontal property regime established by a Master Deed of record in Book 7150, Page 921, and as amended in Book 7436, Page 667, Book 7464, Page 297, Book 7661, Page 40, Book 7729, Page 206, Book 7980, Page 717, and in Instrument 200008110079911, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan of records as Exhibit "A" to the amendment of said Master Deed of record in Instrument No.: 200008110079911 and also of record in Book 11190, Page 93, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard L. Morgan and wife, Mary Morgan by Warranty Deed from Gianikas Contractors, Inc., a Tennessee corporation, dated 08/28/2001, of record in Instrument 20010904-0095625, Register's Office for Davidson County, Tennessee and further conveyed to Richard L. Morgan and Mary W. Morgan, Trustees of the Morgan Trust by Quitclaim Deed to Trustees from Richard L. Morgan and wife, Mary W. Morgan, dated 12/12/2007, of record in Instrument 20071217-0144850, Register's Office for Davidson County, Tennessee. The said Richard L. Morgan having since died on May 16, 2020, leaving Mary W. Morgan as the sole Trustee of the Morgan Trust.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 244 Windsor Terrace Dr., Nashville, TN 37221

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(s) this the 14th day of October, 2022.

x Mary W. Morgan, Trustee
Mary W. Morgan, Trustee of the Morgan Trust

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mary W. Morgan, Trustee of the Morgan Trust with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 14th day of October, 2022.

Notary Public

My Commission Expires: 10/11/25

(SEAL)

