THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240848542** Karen Johnson Davidson County Batch# 1187297 DEEDWARR 09/27/2024 02:11:30 PM 3 pgs Fees: $18.00 Taxes: $2,534.50 20240927-0075162	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $685,000.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2024. Notary Public My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

WARRANTY DEED

Address New Owner: Peter Clifton 220 Baskin Drive Nashville TN 37205	Send Tax Bills To: Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 129 02 0 038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Carver Morgan and Lauren Williams Morgan, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Peter Clifton, an unmarried man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 947 on the Plan of WEST MEADE FARMS, INC., SECTION XII of record in Plat Book 2331, Page 111, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 947 fronts 175.7 feet on the Northerly side of Baskin Drive and runs back between lines, 250 feet on the Westerly line and 406 feet on the Easterly line to a dead line in the rear measuring 234 feet thereon.

Being the same property conveyed to John Carver Morgan and Lauren Williams Morgan, Husband and Wife, by Warranty Deed from Harry Arnold Dillon and Wife, Angela S. Dillon, of record in Instrument No. 20170623-0063349, in the Register's Office of Davidson County, Tennessee, dated June 19, 2017 and recorded on June 23, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS, INC., SECTION XII, as recorded in Plat Book 2331, Page(s) 111. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2536, Page 115.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 2539, Page 15.

This is improved property located at 220 Baskin Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 26th day of September, 2024.

John Carver Morgan

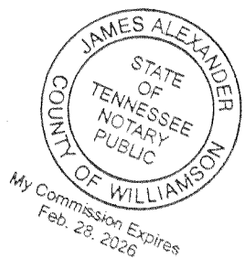
Lauren Williams Morgan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Carver Morgan and Lauren Williams Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2024.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Tammy Carney,** 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 this the 26 day of September, 2024.

Affiant Signature

Date 9/26/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

