RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

JEREMY GOURLEY NOTARY PUBLIC RUTHERFORD COUNTY TN My Comm. Expires January 08, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Lynn Morgan	SAME	Map 117-15-A
(NAME)	(NAME)	
1900 Richard Jones Road, No. T-4		Parcel 180.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **HAROLD E. MADRY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES LYNN MORGAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 180, being Unit T-4 in a horizontal property regime located on the Plat of Green Hills Terrace of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Harold E. Madry and wife, Alice M. Madry by deed from Ervin M. Entrekin, Trustee, dated August 29, 1978, of record in Book 5333, Page 153, in the Register's Office for Davidson County, Tennessee. Also being the same property in which Alice M. Madry conveyed her interest to Harold E. Madry by Quitclaim Deed dated June 22, 1998, of record in Book 10991, Page 395, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 64, said Register's Office; (c) restrictive covenants of record in Book 11362, page 463, said Register's Office; (d) Master Deed and Bylaws of record in Book 5304, page 702, Book 7841, Page 557, and Book 9830, page 181, said Register's Office; and (e) Maintenance agreement of record in Book 7658, Page 278, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1900 Richard Jones Road Condominium T-4, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, hir heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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. 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.

Larry E. Madry does hereby authorize and sign in behalf of Harold E. Madry as his attorney-in-fact pursuant to Power of Attorney recorded in Instrument No. 20040901 - 0105932 Register's Office for Davidson County, Tennessee.

Witness my hand this 30th day of August, 2004.

Harold E. Madry
Harold E. Madry by
Larry E. Madry atty in fact
BY: Larry E. Madry, Attorney in Fact

Davidson County DEEDWARR
Recvd: 09/01/04 14:20 2pgs
Fees:13.00 Taxes:348.54

20040901-0105933

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Larry E. Madry, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Harold E. Madry, and who acknowledged that he executed the same as the free act and deed of Harold E. Madry.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2004.

Commission expires:



Notary Public