WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$800,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DENISE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Development Services Associates	**Development Services Associates**	**117-13-B-157CO**
(NAME) **919 Bowring Park**	(NAME) **919 Bowring Park**	Davidson County DEEDWARR Recvd: 09/16/04 10:11 2pgs Fees:13.00 Taxes:2960.00
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	20040916-0111528
(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, WE, **MOREL CONSTRUCTION COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEVELOPMENT SERVICES ASSOCIATES**, HEREINAFTER CALLED THE GRANTEES, 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. 1021 on the plan of Abbottsford, Phase 2 of record in Instrument No. 20010502-0044874 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert M. Morel by deed from Landstar Development, LLC of record in Instrument No. 20020123-0009395 said Register's Office and further conveyed to Morel Construction Company, Inc., by Quitclaim Deed from Robert M. Morel of record in Instrument No. 20020123-0009397 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year

unimproved ☐

This is improved ☒ property, known as **919 Bowring Park, 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 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 hand this 15th day of September, 2004.

Morel Construction Company

By: Robert M. Morel

Robert M. Morel, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert M. Morel with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Morel Construction Company, the within named bargainor, and that he as such President being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the Company, by the said Robert M. Morel as such President.

Witness my hand and official seal at Nashville, Tennessee this 15th day of September, 2004.

Commission expires:



NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

Notary Public