21145-8 Box 14A

Prepared By:
RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/08 10:03 2 pg:
Fees:13.00 Taxes:925.00
20080416-0038384

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Michael A. Morgenthaler and wife, Mona T. Morgenthaler	Bank of America, N.A.	
(NAME) 4053 Jessica Lane	(NAME) P.O. Box 535318	Map 131-5-O, GROUP A
(ADDRESS) Springdale, AR 72764	(ADDRESS) Atlanta, Georgia 30353	Parcel 110.00
(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, **WOODBURY HOMES, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL A. MORGENTHALER AND WIFE, MONA T. MORGENTHALER**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-110, Jefferson Square, Section One, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the Plat of Jefferson Square, Section One, Condominium Apartments of record on Book 4675, Page 12, Register's Ofice for said County, and described in a Master Deed of record in Book 4731, Page 332, said Reguster's Office Office to which Plan reference is here made for a more complete description of said unit.

Being the same property conveyed to Woodbury Homes, LLC, by Quitclaim Deed from Joshua Lien, unmarried, dated March 1, 2007, filed for record on March 6, 2007, of record in Instrument Number 200703060027723, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Joshua Lien, by Deed from Robert H. Edwards, Jr. and wife, Lucile C. Edwards, dated August 10, 2006, filed for record on August 14, 2006, of record in Instrument Number 200608140099679, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 110 Jefferson Square, Nashville, TN 37215

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

Witness our hands this 11th day of April, 2008.

Woodbury Homes, LLC
By: Joshua Lien, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua Lien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member, and is authorized to execute the instrument on behalf of Woodbury Homes, LLC, the within named bargainor, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Sole Member.

Witness my hand and seal this 11th day of April, 2008.

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAY 2, 2011