# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/07/09 16:05 3 pgs
Fees:18.00 Taxes:681.54
20090107-0001793

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHELLE MARIE MONTAGUE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kathryn V. Morgan | Synovus Mortgage Corporation | Map 103-12-, Group A, Parcel 7.00 |
| (NAME) | (NAME) | |
| 4200 West End Avenue #206 | 2204 Lakeshore Drive, Suite 325 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | Birmingham, AL 35209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in 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, Guy Y. Marsh, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kathryn V. Morgan, unmarried, 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:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Apartment 206, HARDING HOUSE CONDOMINIUM APARTMENTS, as shown on plat of record in Book 4675, Page 60, as amended in Book 4860, Page 82, and as established under Master Deed of record in Book 4759, Page 665, as amended in Book 4979, Page 944, in the Register's Office, Davidson County, Tennessee, to which plat and master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Guy Y. Marsh, unmarried, by Warranty Deed from Susan S. Rainey, unmarried, recorded August 22, 2008 in Instrument No. 20080822-0086345, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved
This is improved **X** property, known as 4200 West End Avenue, #206, Nashville, TN 37205

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, has 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 our hands this 2nd day of January, 2009.

Guy Y. Marsh

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Guy Y. Marsh, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of January, 2009.

Notary Public

My commission expires:

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

I, Dawn D. Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of IN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).