THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner-Jessica E. Solomon
2121 Acklen Avenue, Unit 11
Nashville, TN 37212

MAP PARCEL NUMBERS
Map & Parcel No. 104-11-B #11

BILL GARRETT, Davidson County
Trans:T20090028419 DEEDWARR
Recvd: 04/30/09 11:50 2 pgs
Fees:13.00 Taxes:801.05
20090430-0039333

WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of April, **2009**, by and between **Timothy J. Morgan and Nancy J. Morgan, husband and wife**, party of the first part, and **Jessica E. Solomon**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$216,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Unit No. 11 on the Plan of the Revised Site Plan for Hillsboro Square, a Condominium Project, of record in Plat Book 5800, page 260, and as revised in Plat Book 6157, page 571, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Timothy J. Morgan by deed from John Peter Plastaras and wife, Holly L. Maluk, of record in Book/Instrument No. 20020607-0069488 Register's Office, Davidson County, Tennessee, dated 5/20/02 and recorded 6/7/02.

The above referenced property is also known as 2121 Acklen Avenue, Unit 11, Nashville, TN 37212.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing on the Plan of HIllsboro Square Condominiums of record in Plat Book 5800, page 260 and revised in Plat Book 6157, page 571; Master Deed of Hillsboro Square Condominiums of record in Book 6111, page 649, as amended in Book 6170, page 495; By-Laws of record in Book 6111, page 680; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

Nancy J. Morgan, spouse of Timothy J. Morgan, joins in this conveyance to convey any and all interest, marital or otherwise, that (s)he may have in the above referenced property, now or hereafter.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Timothy J. Morgan by Jon B. Sheridon, Attorney-in-Fact

Timothy J. Morgan by Jon B. Sheridon, Attorney-in-Fact

Nancy J. Morgan by Jon B. Sheridon, Attorney-in-Fact

Nancy J. Morgan by Jon B. Sheridon, Attorney-in-Fact

STATE OF TENNESSEE, Williamson **COUNTY ss:**

Personally appeared before me, the undersigned, a Notary Public, **Jon B. Sheridon,** with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for **Timothy J. Morgan and wife, Nancy J. Morgan,** under a power of attorney recorded simultaneously herewith, and is authorized by **Timothy J. Morgan and wife, Nancy J. Morgan** to execute this instrument on behalf of **Timothy J. Morgan and wife, Nancy J. Morgan**, as their attorney in fact.

Witness my hand at office this 24th day of April, 2009.

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: [redacted] 3-7-11

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$216,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of April, **2009**.

NOTARY PUBLIC

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires: 3-7-11

PROPERTY ADDRESS:
2121 Acklen Avenue, #11
Nashville, TN 37212

Name and address of new owner:
Jessica E. Solomon
2121 Acklen Avenue, #11
Nashville, TN 37212