# WARRANTY DEED

STATE OF TENNESSE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2015

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120036510 DEEDWARR
Recvd: 05/17/12 14:43 2 pgs
Fees:13.00 Taxes:684.50
20120517-0042965

**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 |
|---|---|---|
| Pamela H. Morgan | New Owner | |
| (NAME) 805 Marquette Drive | (NAME) | 12911A805CO |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) | |
| (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, **ERIC ROSENFELD AND WIFE, EVA ROSENFELD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAMELA H. MORGAN,** unmarried HEREINAFTER CALLED THE GRANTEE, HER 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, described as follows, to-wit:

Being Unit No. 110L, on the Condominium Site Plan for The Cloister at St Henry, Phase ID, filed as Exhibit "A" to, and established by, the Master Deed of record I Book 6933, page 927 and amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common area/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Eric Rosenfeld and wife, Eva Rosenfeld by deed from Dolly B. Dennis and Joseph F. Dennis, wife and husband, of record in Instrument No. 200061005-012355, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Eric Rosenfeld and wife, Eva Rosenfeld by Warranty Deed from St. Henry's Property Development, Inc. dated 03/08/2011 and filed of record in Instrument No. 20110311-0019496, in the Register's Office for Davidson County, Tennessee, terminating the Leasehold interest.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (4) all matters referenced in the master deed and by-laws of record; said Register's Office; (5) Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201, et seq.

unimproved ☐

This is improved ☒ property, known as 805 Marquette Drive, Nashville, TN 37205
(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 our hands this 15th day of May, 2012.

X _____
Eric Rosenfeld

X _____
Eva Rosenfeld

STATE OF TENNESSE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric Rosenfeld and Eva Rosenfeld , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2012.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015