# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130051076 DEEDWARR
Recvd: 06/18/13 10:21 2 pgs
Fees:13.00 Taxes:1443.00
20130618-0062026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/10/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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 |
|---|---|---|
| Olivia Joy Lane | New Owner | |
| (NAME) | (NAME) | 104-2C-211CO |
| 205 31st Ave. N, Apt. 211 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | | |
| (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, **ADAM MORGAN, MARRIED AND STEVE MORGAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OLIVIA JOY LANE, 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 Unit # 211, together with the appurtenant interest in the common elements of Midtown Lofts, Condominiums, a horizontal property regime established by Master Deed, of record in Instrument #20050630-0075478, amended in Instrument # 20060921-0117372, Instrument # 20061016-0128233, and Instrument # 20070124-0009913 and Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Adam Morgan and Steve Morgan by deed from Midtown Lofts, LLC, a Tennessee limited liability company, of record as Instrument No. 20070301-0025010, Register's Office for Davidson County, Tennessee.

Mandy Morgan joins in this conveyance to convey any marital interest she may have.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20050616-0069146, said Register's Office; and (c) Master Deed and By Laws of record in Instrument No. 20050630-0075478, Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913 and Instrument no. 20070928-0115604, said Register's Office; (d) charter of record in Instrument No. 20061220-0156805, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 205 31st Ave. N, Apt. 211, Nashville, TN 37203
(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 5th day of June, 2013.

Adam Morgan

Mandy Morgan

Steve Morgan by Adam Morgan

Steve Morgan , By: Adam Morgan, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam Morgan and Mandy Morgan, 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.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE

COUNTY OF Davidson

On this 5th day of June, 2013, before me personally appeared Adam Morgan, to me known to be the person who executed the foregoing instrument on behalf Steve morgan and acknowledged that he executed the same as the free act and deed of Steve Morgan.

WITNESS my hand and seal this 5th day of June, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015