THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
1720 West End Avenue, Ste. 300
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20130055623 DEEDWARR
Recvd: 07/01/13 12:22 2 pgs
Fees:13.00 Taxes:943.13
20130701-0067567

ADDRESS NEW OWNER
Cathy Morgan
1409-A Arthur Ave.
Nashville, TN 37208

SEND TAX BILLS TO
Same as New Owner

MAP/PARCEL
A portion of
081-16-0-168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, SOUTHWEST PROPERTY PARTNERS, LLC ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto CATHY L. MORGAN, an unmarried woman ("Grantee" herein), her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1409-A as shown on Exhibit C of the Declaration of Conditions, Covenants and Restrictions for Arthur Avenue Townhomes, of record as Instrument No. 20130430-0043102 in the Register's Office for Davidson County, Tennessee, as amended by Instrument No 20130701006756 said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description

Being part of the same property conveyed to SOUTHWEST PROPERTY PARTNERS, LLC, by deed from MARIA PERALES, of record as Instrument No. 20121025-0097711, dated October 12, 2012, said Register's Office.

This is improved property known as: 1409-A Arthur Ave., Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. Taxes for 2013: A lien, but not yet due and payable.

2. Matters shown on the Plan of record as Plat Book 21, page 23, said Register's Office.

3. Matters contained in that certain Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20130430-0043102, said Register's Office, as amended.

4. All subdivision restrictions, building lines, and easements of record.

GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 21st day of June, 2013.

SOUTHWEST PROPERTY PARTNERS, LLC

By: _____
Charles W. Alexander, Managing Member

STATE OF TENNESSEE)
COUNTY OF Shelby)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared CHARLES W. ALEXANDER, 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 Managing Member of SOUTHWEST PROPERTY PARTNERS, LLC. a Tennessee limited liability company, the within named bargainor, and that he as Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

WITNESS my hand, at office, this 21st day of June, 2013.

SHARON K. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JAN. 28, 2015

_____
Notary Public
My Commission Expires: 1/28/15

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration for this transfer or value of property (whichever is greater) is $254,900.00

_____
Affiant

Sworn to and subscribed before me this 21st day of June, 2013.

_____
Notary Public

My Commission Expires: 9/8/13

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

TRICIA BALL STATE OF PUBLIC DSON COUNTY, TENN.