BILL GARRETT, Davidson County
Trans:T20130059800 DEEDWARR
Recvd: 07/15/13 08:38 2 pgs
Fees:13.00 Taxes:199.43
20130715-0072608

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of June, 2013

Notary Public

MY COMMISSION EXPIRES: 1-26-2014

(AFFIX SEAL)

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenna Hooper	NEW OWNER	102-7-A-48.00
(NAME)	(NAME)	
6813 Fleetwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Josh Morgan, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Glenna Hooper EAT for 1701 Glen Echo 1031 Exchange**, 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:

BEING a certain condominium apartment situated in Davidson County, Tennessee, and further known as **Unit No. H-4** of West Meade Condominium N/K/A Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West Meade Condominium N/K/A Avenue Nashville West, Inc., of record in Book 5923, Page 704; and as amended in Book 6277, Page 653; in Book 7333, Page 415; in Book 7333, Page 418; in Instrument No. 20120724-0065040 (changing the name); and Scrivener's Affidavit in Instrument No. 2012-0817-0074026, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto, of record in Book 5923, Page 740, said Register's Office; together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-I of said Master Deed. Reference is hereby made to the plat of West Meade Condominium N/K/A Avenue Nashville West, Inc., for placement of Units, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Josh Morgan, unmarried by Special Warranty Deed from Stonecrest Income and Opportunity Fund I, LLC, dated March 19, 2010, filed March 26, 2010, in Instrument No. 20100326-0022636, Register's Office for 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.

This is improved X property, known as 6680 Charlotte Pike Apt. H-4, Nashville, TN 37209

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 **21st** day of **June, 2013**

Josh Morgan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this **21st** day of **June, 2013**

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 12-10-16