BILL GARRETT, Davidson County
Trans:T20140015004 DEEDWARR
Recvd: 03/05/14 10:18 2 pgs
Fees:13.00 Taxes:591.63

20140305-0018415

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-KW-14-2115-214

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

2-27-14
Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 5 2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Hartz	Movement Mortgage, LLC	
2115 Yeaman Place, #214 (ADDRESS)	841 Seahawk Circle (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23452 (CITY) (STATE) (ZIP)	82-15-A-26.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEREMY P. MORGAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES HARTZ, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 214 (PREVIOUSLY KNOWN AS UNIT 218) AND PARKING SPACE 67, 5TH AND MAIN CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20060630-0078751, AMENDED AT INSTRUMENTS 20070104-0001656, 20070724-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419 AND 20130911-0096032, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JEREMY P. MORGAN, UNMARRIED BY WARRANTY DEED FROM 5TH AND MAIN RESIDENTIAL OWNER, INC., A TENNESSEE CORPORATION, RECORDED ON THE 25TH DAY OF NOVEMBER, 2008 IN INSTRUMENT NO. 20081125-0115345, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN INSTRUMENT NO. 20121012-0093520; RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20060630-0078750; HOA CHARTER OF RECORD IN INSTRUMENT NOS. 20060626-0076032 AND 20060803-0094876; MASTER DEED OF RECORD IN INSTRUMENT NO. 20060630-0078751, AMENDED IN INSTRUMENT NOS. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419 AND 20130911-0096032; RETSRICTIVE COVENANTS FOR EAST BANK REDEVELOPMENT DISTRICT OF RECORD IN BOOK 10078, PAGE 364, BOOK 10169, PAGE 1 AND BOOK 11625, PAGE 241; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20050623-0072082; AND EASEMENT TO COMCAST OF RECORD IN INSTRUMENT NO. 20130726-0077475, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2115 Yeaman Place, #214, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 27th day of February, 2014.

Jeremy P. Morgan

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 27th day of February, 2014.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903