WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140055671 DEEDWARR
Recvd: 07/31/14 13:29 2 pgs
Fees:13.00 Taxes:632.70
20140731-0068428

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2014

Notary Public:

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Genevieve Jewell	FirstBank	Parcel ID:
309 Church Street, Unit 105	3500 Blue Lake Drive #325	093061D10500
Nashville, TN 37201	Birmingham AL 35243	

FOR AND IN 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

Thomas William Morgan, Jr. and wife, Lisa Marie Morgan

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Genevieve Jewell and Amy Jewell

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 105, The Exchange Lofts of Banner Block Condominiums, as established under the Master Deed of record in Instrument 20050527-0060419 as amended in Instrument 200509270115946, 200607280091581 and 200607310092812, 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 Thomas William Morgan, Jr. and Lisa Marie Morgan by deed from Urban Shed Development, LLC, of record in Instrument 20060901-0108732, dated August 28, 2006, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 148, Page 264; Book 9802, Page 613; Instrument 200206260076795; 200407080081245; 200410010118481; 200505110053156; 20050527006041 9; 20050092700115946; 200607280091581; 200607310092512; 200607310092812; 200609070110529; 200610130127441; 200610270133858, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20050527-0060419 as amended in Instrument 200509270115946; 200607280091581; and 200607310092812, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 309 Church Street, Unit 105, Nashville, TN 37201

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 28th day of July, 2014.

Thomas William Morgan, Jr.

Lisa Marie Morgan

STATE OF ARKANSAS
COUNTY OF Cross

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas William Morgan, Jr. and Lisa Marie Morgan, 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 28 day of July, 2014.

My Commission Expires: 06-26-2021 Linda Winkle
Notary Public

