File BOX 8

BILL GARRETT, Davidson County
Trans:T20140061287 DEEDWARR
Recvd: 08/19/14 14:08 2 pgs
Fees:13.00 Taxes:545.75
20140819-0075339

This instrument prepared by and Record and Return to:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 14-1185

WARRANTY DEED

THIS INDENTURE, made and entered into this 8/29/2014, by and between Kathryn Spain, unmarried parties of the first part, and Michael A Moryc, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 97, on the Plan of Coronado Condominiums, Phase IV, of record in Plat Book 5200, page 217, said Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Kathryn Spain, unmarried, by Warranty Deed from Linda Dickerson, unmarried, dated March 28, 2008, in Instrument No. 20080403-0033725, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # 142 08 0B 097.00
☒ Improved property located at: 310 Chimney Hill, Nashville, TN 37221
☐ Unimproved

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kathryn Spain

Kathryn Spain

STATE OF OREGON

COUNTY OF Linn

OFFICIAL SEAL
TARA JUNE RIESTERER
NOTARY PUBLIC - OREGON
COMMISSION NO. 465670
MY COMMISSION EXPIRES MARCH 12, 2016

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Kathryn Spain to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this ~~29th~~ 15th day of August, 2014.

My Commission Expires: 03/12/2016

Notary Public

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Owner's Name: **Michael A Moryc**

and Address: **310 Chimney Hill, Nashville, TN 37221**

Mail tax bills to: First State Bank, 480 Oil Well Rd., 2nd Floor, Jackson, TN 38305

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$147,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF **Davidson**

Subscribed and sworn to before me this ~~29th~~ 15th day of August, 2014.

Notary Public

My Commission Expires:

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017