WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140081123 DEEDWARR
Recvd: 10/28/14 11:18 2 pgs
Fees:13.00 Taxes:481.00
20141028-0099291

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2014

Notary Public:

MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBER:
Allen J. Klibert	Capital Bank, N.A.	Parcel ID:
2438 Nashboro Blvd	12195 Metro Pkwy., Ste. 2	135120E02000CO
Nashville, TN 37217	Fort Myers, FL 33966	

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

Laurie A. Morgan, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Allen J. Klibert and Brenda M. Klibert, husband and wife
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:

Being Unit 220, on the Plan of Phase One, Nashboro Village Tract #21, of record in Book 4660, Page 159, as amended by Instrument 20031118-0168332 and as now included in the Horizontal Property Regime, Private Elements, Nashboro - Point, as recorded in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Laurie A. Morgan by deed from NVR, Inc., of record in Instrument 20050516-0054965, dated May 13, 2005, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11703, Page 520 amended in Instrument 20000316-0027171; 20010322-0027768; 20050222-0018813; 20050222-0018814; 20031118-0168332; 20091105-0102438; and Book 11703, Page 563, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 4660, Page 159 as amended by Instrument 20031118-0168332, 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 2438 Nashboro Blvd, Nashville, TN 37217

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 my hand this 24th day of October, 2014.

Laurie A. Morgan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laurie A. 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 at Nashville, Tennessee, this 24th day of October, 2014.

My Commission Expires: 7-2-18

Notary Public

