WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150018710 DEEDWARR
Recvd: 03/16/15 09:49 2 pgs
Fees:13.00 Taxes:950.90

20150316-0022101

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan E. Delor	Guaranty Trust Company	Map 85-1-F
(NAME)	(NAME)	
1101 A Petway Avenue	316 Robert Rose Drive	Parcel 1.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Randall C Morgan, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan E. Delor, an unmarried man, and Samantha Engelhardt, an unmarried woman,** 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:

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

LAND in Davidson County, Tennessee, being Unit No. 1 on the Plan of 1101 Petway Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 1101 Petway Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140409-0029731, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of 1101 Petway Townhomes, as set out on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20140409-0029731, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Randall C. Morgan by Warranty Deed from R. D. Stein, filed for record on December 7, 20111 as Instrument No. 20111208-0095776, Register's Office for Davidson County, Tennessee.

This property is not a marital status property for the grantor.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 332, page 144, said Register's Office; (c) Restrictive covenants contained as Instrument No. 20140409-0029731, said Register's Office; and (d) Charter of record as Instrument No. 20140409-0029818, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1101 A Petway Avenue, Nashville, TN 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 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/our hands this 10th day of March, 2015.

Randall C Morgan

State of Tennessee
County of Davidson

Personally appeared before me Randall C Morgan, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of March, 2015.

Notary Public Robert L. Scruggs

My Commission Expires:

File No.: 21015040

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

RETURN TO:
Rudy Title and Escrow LLC
2012 21st Avenue South
Nashville, TN 37212

FILE NUMBER O-VRES-15-1101