THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15023105** BILL GARRETT, Davidson County Trans:T20150020387 DEEDWARR Recvd: 03/20/15 09:32 2 pgs Fees:13.00 Taxes:1313.50 20150320-0024028	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Wilson The actual consideration or value, whichever is greater, for this transfer is: $355,000.00 Affiant Subscribed and sworn to before me, this 16th day of March, 2015. Notary Public My Commission Expires: 11-3-15 BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Cheryl Morgan 1100 Russell St #104 Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083130C00400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emily C. Barton n/k/a Emily Barton Freitag, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheryl Morgan, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 104 of MC3, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq, of the Tennessee Code Annotated, under the Master Deed establishing MC3 of record in Instrument Number 20070628-0077498 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting rights as set forth in Exhibit "B" (By-Laws) Section 6 to said Master Deed.

Being the same property conveyed to Emily C. Barton, a single woman by Warranty Deed from Martin Corner, a Tennessee General Partnership, recorded on the 3rd day of April, 2012 in Instrument No. 20120403-0028290, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20070628-0077498 (Master Deed) and Plat Book 21, Page 147, Plat Book 2, Page 42, Plat Book 2, Page 43 and Plat Book 21, Page 72.

Covenants, Conditions and Restrictions as set forth in Special Warranty Deed recorded in Instrument No. 20041004-0118907, re-recorded at Instrument No. 20050315-0028365.

Terms and provisions of by-Laws recorded in Instrument No. 20070628-0077498.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Instrument No. 20070628-0077498 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20070713-0083681.

Application to Combine Parcels recorded at Instrument No. 20061129-0147355.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070713-0083561.

Letter recorded in Book 4130, Page 656.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20130606-0057492.

This is improved property located at 1100 Russell St #104 Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of March, 2015.

Emily C. Barton n/k/a Emily Barton Freitag

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily C. Barton n/k/a Emily Barton Freitag, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2015.

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

Notary Public