WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043070 DEEDWARR
Recvd: 06/02/15 14:21 2 pgs
Fees:13.00 Taxes:832.50
20150602-0051285

P-FS-15-1500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 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

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julia A. Cowlishaw	**Community Mortgage, LLC DBA Community Mortgage Advisors**	
(NAME) **1500 4th Ave N, Unit 301**	(NAME) **19045 E Valley View Parkway, Ste. F**	**082-09-0J-007.00-CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Independence, MO 64055**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DARIUSZ POTOCKI, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JULIA A. COWLISHAW, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4301 on the master Deed establishing The Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20050831-0104621, amended as Instrument No. 20051110-0136248 and further amended in Instrument No. 20060516-0057286, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the map of the Nashville Horticultural Society Plan of record in Plat Book 2, page 30, Chancery Court at Nashville, Tennessee.

Being the same property conveyed to Dariusz Potocki, a single person by Warranty deed from Lawerence Bros. LLC, a Tennessee limited liability company of record in Instrument No. 20061227-0159279 Register's Office for Davidson County, Tennessee, dated December 21, 2006 and recorded on December 27, 2006.

This conveyance is subject to:
- All matters shown on the Nashville Horticultural Society Plan of record in Plat Book 2, Page 30, Chancery Court at Nashville, Tennessee;
- Master Deed of record in Instrument No. 20050831-0104621, as amended in Instrument Nos. 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740, 20100622-0048863 and 20140408-0029304 and Scriveners Affidavit of record in Instrument No. 20140425-0035118;
- Assignment of Declarant's Rights of record in Instrument No. 20150102-0000052;
- HOA Charter of of record in Instrument No. 20051114-0137058;
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20050719-0083911;
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20100112-0002819;
- Easement to Nashville and Louisville Railroad Company of record in Book 175, Page 137, in the Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1500 4th Ave N, Unit 301, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 28th DAY OF MAY, 2015.

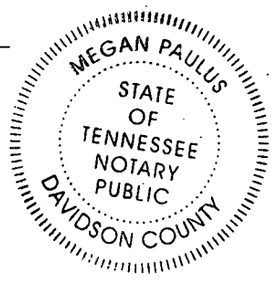
Dariusz Potocki

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARIUSZ POTOCKI, the within named bargainor, 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 the 28th of May, 2015.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)



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