(1)

BILL GARRETT, Davidson County
Trans:T20150044259 DEEDWARR
Recvd: 06/05/15 09:33 2 pgs
Fees:13.00 Taxes:740.00
20150605-0052728

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1420

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher S Morgan Amber D Morgan 1002 Ashmore Drive Nashville, TN 37211	Farmington Mortgage, A div of Capstar Bank 2002 Richard Jones Rd., #300A Nashville, TN 37215	161-6-A-33.00

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 4th day of June, 2015.

Notary Public

My Commission Expires: 03-07-17
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Johanna L. Barde, an unmarried individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christopher S Morgan and Amber D Morgan, 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 a certain private element unit situated in Davidson County, Tennessee, and further known as **Unit No. 33** together with the private elements appurtenant thereto, on the Plan of Oakhill Townhomes, Phase 1, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for Oakhill Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20070614-0071397; as amended and supplemented in Instrument No. 20080325-0030014 and in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee; including without limitation the By-Laws appended thereto; said Register's Office. Reference is hereby made to the plan of Oakhill Townhomes, Phase 1, shown on Exhibit to the aforementioned Declaration of Protective Covenants, Conditions and Restrictions, for a more complete identification and placement of said Unit.

Being the same property conveyed to Johanna L. Barde, unmarried by Warranty Deed from Robert S. Wilson and wife, Sharon L. Wilson and Robert W. Wilson and wife, Megan Wilson, dated February 11, 2013, recorded February 21, 2013, of record in Instrument No. 20130221-0017376, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1002 Ashmore Drive, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 **4th** day of **June, 2015.**

GRANTOR(S)

Johanna L. Barde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal on this the 4th day of June, **2015.**

Notary Public
My Commission Expires: April 28, 2019

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019