Davidson County DEEDWARR
Recvd: 07/27/15 13:01 2 pgs
Fees:13.00 Taxes:636.40
20150727-0073603

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074725** FRD-152965	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $172,000.00. Tori Chase Affiant Subscribed and sworn to before me, this 24th day of July, 2015. Notary Public My Commission Expires: 3/6/18

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kara Beaty 5809 BRENTWOOD TRCE Brentwood, TN 37027-4686	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160140B10500CO

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, **Michael A. Morgan and Brooke Rainey Morgan, Husband and Wife** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Kara Beaty,** Unmarried, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: (also known as Kara Katherine Beaty)

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 5809 in Brentwood Trace Condominiums, a Horizontal Property, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the Plan of the 2nd Revision of Brentwood Trace Condominiums, recorded in Plat Book 5200, Page 261, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 5524, Page 415, and amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description of said unit.

Being the same property conveyed by Warranty Deed from Marianne Purcell to Brooke Rainey, an unmarried woman, as recorded on the 22nd day of August, 2005 in Instrument No. 20050822-0099558 and Quitclaim Deed from Brooke Rainey Now Known As Brooke Rainey Morgan to Michael A. Morgan and Brooke Rainey Morgan, Husband and Wife, as recorded on the 2nd day of August, 2013 in Instrument No. 20130802-0080892, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISION OF BRENTWOOD TRACE CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 261.

Terms and provisions of by-Laws of Brentwood Trace recorded in Book 5524, Page 424 as amended in Book 5537, Page 988 and Book 5868, Page 70.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRENTWOOD TRACE CONDOMINIUMS of record in Book 5524, Page 415 , as amended by instrument(s) of record in Book 5545, Page 510.

Deed of Conveyance as to Water and Sewage recorded in Book 5878, Page 489.

Creation of Easement as set forth in instrument recorded in Book 4831, Page 125.

This is improved property located at 5809 BRENTWOOD TRCE Brentwood TN 37027-4686.

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 24th day of July, 2015.

Michael A. Morgan

Brooke Rainey Morgan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael A. Morgan and Brooke Rainey Morgan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification
I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMMER COUNTY
My Commission Expires March 26, 2018