WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150064089 DEEDWARR
Recvd: 08/04/15 10:58 2 pgs
Fees:13.00 Taxes:1665.00
20150804-0077043

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Ann M. Schaefer
Affiant

Subscribed and sworn to before me, this the 31st day of July, 2015.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lee Wood Schaefer	Farmington Mortgage	Map 082-09-0-J Parcel 040-00co
1504 5th Avenue North	2002 Richard Jones Road Suite 300A	
Nashville, TN 37208	Nashville, TN 37216 / 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Betty Werthan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lee Wood Schaefer and Ann M. Schaefer, 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 unit lying within the Morgan Park Place Condominiums, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act, Tennessee Code Annotated 66-27-101 eq seq., under the Master Deed establishing Morgan Park Place Condominiums of record in Instrument No. 20050831-0104621; as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740, and Instrument No. 20100622-0048863 (collectively, as amended, the "Master Deed"), all of record in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows:

Being Unit No. 1504 depicted on Exhibit "D" in the Amendment to the Master Deed for the Morgan Park Place Condominiums West of record in Instrument No. 20100622-0048863, and further amended in Instrument No. 20140408-0029304, and corrected by Scrivener's Affidavit in Instrument No. 20140425-0035118; together with, as applicable, the percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Amendment as mentioned by the Declaration of Morgan Park Place West Condominiums as an Amendment to the Master Deed of Morgan Park Place West Condominium in Instrument No. 20140408-0029304; as being corrected in the Scrivener's Affidavit in Instrument No. 20140425-0035118, Register's of Deeds of Davidson County, Tennessee.

Being the same property conveyed to Betty Werthan, by Deed dated July 30, 2008 from New Urban Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20080804-0080237, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Betty Werthan, pursuant to a Power of Attorney executed by same on the ____ day of July, 2015, of record in Instrument No. 20150804-0077042, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) Plan of record as set out on Exhibit "D" in the Amendment to the Master Deed of record in Instrument No. 20100622-0048863, and further amended in Instrument No. 20140408-0029304, and corrected in Instrument No. 20140425-0035118, Register's Office for Davidson County, Tennessee. (2) All matters shown on the Plan in Chancery Court Book 2, Page 30, said Register's Office. (3) Reservation of easement for a 54 inch trunk sewer line as stated in the Deed of record in Instrument No. 20050407-0038334, said Register's Office. (4) Stormwater Detention Agreement of record in Instrument No. 20050719-0083911, said Register's Office. (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20100112-0002819, said Register's Office. (6) Master Deed and By Laws for The Morgan Park Place Condominiums of record in Instrument No. 20050831-0104621, amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740, and Instrument No. 20100622-0048863, and Declaration of Morgan Park Place West Condominiums as an Amendment to Master Deed of Morgan Park Place West Condominiums, of record in Instrument No. 20140409-0029304 and Scrivener's Affidavit in Instrument No. 20140425-0035118, said Register's Office. (7) Assignment of Declarant's Rights of record in Instrument No. 20150102-0000052, said Register's Office. (8)

Conveyance of common elements to Morgan Park Place West Horizontal Property Regime c/o Morgan Park Place West Condominium Association, Inc., of record in Instrument No. 20140115-0004084, said Register's Office. (9) Charter of Morgan Park Place Condominium Association, Inc., of record in Instrument No. 20051114-0137058, said Register's Office. (10) Restrictive Covenants for the Phillips-Jackson Street Redevelopment District of record in Book 9183, Page 130, Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714, and Instrument No. 20130903-0092717, said Register's Office. (11) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **1504 5th Avenue North, Nashville, TN 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 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 hand(s) this 30 day of **July, 2015.**

Betty Werthan by Attorney-in-Fact

Betty Werthan by Anthony Werthan, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30 day of July, 2015, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Anthony Werthan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Betty Werthan** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Betty Werthan**, for the purpose therein contained, by signing the name of **Betty Werthan,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of **July, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17