Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $561,000.00.

Affiant

Subscribed and sworn before me this the 15th day of December, 2015.

Notary Public
My commission expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lisa Price 308 53rd Ave N. Nashville, TN 37209	New owner	091-15-0-121.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL JOHN MORGAN AND WIFE, LORI MICHELLE MORGAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LISA KLINE PRICE, a single woman and MATTHEW B WEINGER, a single man, as tenants in common, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the South 45 feet of the North 135 feet of the West 120 feet of Block 12, on the Map of Realty Savings Bank and Trust Company's Revised West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, and described more particularly, as follows:

Said part of said Block 12 fronts 45 feet on the Easterly side of 53rd Avenue, North, formerly 12th Street, and runs back between parallel lines 120 feet to a dead fine.

Being the same property conveyed to Michael John Morgan and wife, Lori Michelle Morgan by Warranty deed from Cornerstone Investments, Inc. of record in Instrument No. 20130709-0070912 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 09, 2013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 308 53rd Ave N., Nashville, TN 37209.

BILL GARRETT, Davidson County
Trans:T20150108317 DEEDWARR
Recvd: 12/23/15 08:42 2 pgs
Fees:13.00 Taxes:2075.70
20151223-0128992

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 15th day of December, 2015.

Michael John Morgan

Lori Michelle Morgan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael John Morgan and Lori Michelle Morgan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2015.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY