WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson TN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 3-28-19
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Morgan	CMG Mortgage	142-04-0A
(NAME)	(NAME)	(MAP)
214 Old Hickory Blvd. #112	3160 Crow Canyon Rd #400	112.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Robert C. Reese III and Rachel C. Reese, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michael Morgan, an unmarried man, hereinafter called Grantee(s), his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land located in Davidson County, Tennessee, being condominium Unit No. 112 on the Plan of Belle Forest Condominiums Apartments, a Horizontal Property Regime of record in Plat Book 5200, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephanie Gill Reese by Warranty deed from Kuldeep Razdan, unmarried of record in Instrument No. 20031204-0174848 Register's Office for Davidson County, Tennessee, dated November 26, 2003 and recorded on December 4, 2003. The said Stephanie died testate on August 8, 2015, her estate having been probated of record in Docket No. 15P1486, in the Probate Court for Davidson County. The subject property is now vested in the heirs at law of Stephanie Gill Reese, deceased, namely Robert C. Reese, III and Rachel C. Reese.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 214 Old Hickory Blvd. #112, Nashville, Tennessee 37221

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. 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.

BILL GARRETT, Davidson County
Trans:T20160010088 DEEDWARR
Recvd: 02/05/16 11:39 2 pgs
Fees:13.00 Taxes:473.60
20160205-0011416

Witness my/our hand(s) this 3rd day of February, 2016.

Robert C. Reese III by Rachel C. Reese as Attorney-in-Fact

Rachel C. Reese as Attorney in Fact

Robert C. Reese III by Rachel C. Reese as Attorney-in-Fact

Rachel C. Reese

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Rachel C. Reese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged herself to be the Attorney-In-Fact for Robert C. Reese III, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Robert C. Reese III, the bargainor, by the said Rachel C. Reese, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 3rd day of February, 2016.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rachel C. Reese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 3rd day of February, 2016.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2019