BILL GARRETT, Davidson County
Trans:T20160050227 DEEDWARR
Recvd: 06/14/16 10:04 2 pgs
Fees:13.00 Taxes:869.50
20160614-0060029

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057675**	STATE OF TENNESSEE COUNTY OF DAVIDSO The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 10th day of June, 2016. Notary Public My Commission Expires: Sept 21, 2016

LISA K.R. WAGNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marquesa V. Morgan and Jeffrey W. Morgan 7277 Charlotte Pike #333 Nashville TN 37209-5049	New Owner 7277 Charlotte Pike #333 Nashville, TN 37209	Tax Parcel ID No. 114080C13600CO

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, **Patrick M. Jones and Deanna G. Jones, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jeffrey W. Morgan and Marquesa V. Morgan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 132 on the Plan of West Park Phase 3 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument #20060202-0012968, as further set out in the Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc., of record as Instrument #20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument #20041221-0151636, and also amended in Instrument #20060202-0013378, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick M. Jones and Deanna G. Jones, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 12th day of September, 2007 in Instrument No. 20070912-0109374, 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 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST PARK, PHASE 3, as recorded in Instrument No. 20060202-0012968 and PUD Boundary Plat recorded at Instrument No. 20040624-0075136.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20040304-0024541, 20041221-0151636, 20050222-0018812 and 20060202-0013378.

Easement for Overhang, recorded in Book 6301, Page 684 and Instrument Nos. 20030530-0073233 and 20041112-0136248.

Stormwater Detention Agreement recorded at Instrument Nos. 20030530-0073233 and 20051123-0141922.

This is improved property located at 7277 Charlotte Pike #333 Nashville, TN 37209-5049.

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 10th day of June, 2016.

Patrick M Jones by Corey R attorney in fact

Patrick M. Jones
By: Corey Rodgers, attorney-in-fact

Deanna G Jones by Corey R attorney in fact

Deanna G. Jones
By: Corey Rodgers, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Corey Rodgers,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Patrick M. Jones and Deanna G. Jones,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of June, 2016.

Notary Public

My Commission Expires: 5-6-2019

NICHOLAS S. AKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019