WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160053090 DEEDWARR
Recvd: 06/22/16 11:29 2 pgs
Fees: 13.00 Taxes: 555.00

20160622-0063555

W-FSBO-16-900-709-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Country Cajun RE Holdings, LLC	new owner	
(NAME)	(NAME)	**092-16-0B-078.00-CO**
2536 Mercedes Drive		
(ADDRESS)	(ADDRESS)	
Fort Lauderdale, FL 33316		
(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, **DALE MORRIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COUNTRY CAJUN RE HOLDINGS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 709 of University Square, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing University Square Condominium of record in Book 7051, Page 529 and Amended in Book 7119, Page 884, and Plan of record in Book 6900, Page 124, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Dale Morris by Warranty deed from Hardin Management and Investments, Inc., a Tennessee Corporation of record in Instrument No. 20090527-0048628 Register's Office for Davidson County, Tennessee, dated May 27, 2009 and recorded on May 27, 2009.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 6900, Page 124.
- Master Deed establishing a Horizontal Property Regime of University Square of record in Book 7051, Page 529 and amended in Book 7119, Page 884.
- By-Laws of Inc. of record in Book 7051, Page 559.
- Charter of record in Book 7078, Page 443.
- Grant of Public Utility Easement to the Metropolitan Government of Nashville of record in Instrument Number 20130906-0094167.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 19th Avenue South #709, Nashville, Tennessee 37212-2154**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF JUNE, 2016.

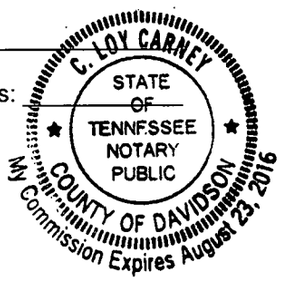
Dale Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALE MORRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2016.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212