Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of June 2016.

Notary Public
My commission expires: January 5, 2020

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 06/24/16 09:14 3 pgs
Fees:18.00 Taxes:481.00
20160624-0064455

Address of New Owner:	Send Tax Bills to:	Tax Information
Rex Elbert H. Arendall, II 1527 Sunset Rd. Brentwood, TN 37027	Same	161050A023.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Lisa H. Morrow, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Rex Elbert H. Arendall, II and Carol B. Arendall, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee described as Unit No. B-2 of Ashlawn Place Condominium a Horizontal Property Regime located in Nashville, TN and shown as Exhibit "A" to the Master Deed of Ashlawn Place Condominium recorded in Book 6607 Page 596 as amended in Book 7168 Page 550 said Register's Office and described in a Maser Deed recorded in Book 6607 page 596 and amended in Book 7168 Page 550 Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property co-owners and tenants of Ashlawn Place Condominium contained in the Master Deed recorded in book 6607 Page 596 as amended in Book 7168 Page 550 and By-Laws appended thereto, Register' Office for Davidson County, Tennessee are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lisa Morrow by deed dated December 30, 2015 from Robert C. Mills, an unmarried person of record in Instrument No. 20151231-0131350, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Ashlawn Place Condominiums of record in Book 4595 Page 149, Register's Office for Davidson County, Tennessee 3) Charter of Ashlawn Place Condominium Association of record in

Book 6607 Page 149 and Book 6769 Page 527 4) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6607 Page 596 and amended in Book 7168 Page 550 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Ashlawn Condominiums

This property is improved property known as 802 Ashlawn Place, Nashville, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of June, 2016.

Lisa H. Morrow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of June, 2016.

Notary Public

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: January 5, 2020
FILE NO: 09559

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY