THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $185,000.00 Jamie Wendt Affiant Subscribed and sworn to before me, this 30th day of June, 2016. Notary Public My Commission Expires: 10/14/19

STATE OF TENNESSEE NOTARY PUBLIC ELIZABETH M. PRESTON MONTGOMERY COUNTY

BILL GARRETT, Davidson County
Trans:T20160056834 DEEDWARR
Recvd: 07/05/16 10:27 2 pgs
Fees:13.00 Taxes:684.50
20160705-0068248

WARRANTY DEED

Address New Owner: Phillip Rosser 215 Northcrest Commons Circle Nashville, TN 37211	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 147-12-0A-215.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEAN A. MORGAN, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PHILLIP ROSSER,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County Tennessee being Unit No. 215 Northcrest Phase One and Two, A Horizontal Property Regime with private elements as described in Exhibit A to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowner's Association, Inc. of record in Instrument No. 20040615-0070835 and in Instrument No. 20040722-0087737, Instrument No, 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of said units.

Being the same property conveyed to SEAN A. MORGAN, by deed from SADDLEBROOK, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20050919-0112156, dated August 29, 2005, said Register's Office.

This is improved property commonly known as: **215 Northcrest Commons Circle, Nashville, TN 37211**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 30th day of June, 2016.

SEAN A. MORGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **SEAN A. MORGAN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of June, 2016.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 10/14/19

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1663