WARRANTY DEED

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Meredith Malley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 8-23-16

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160057624 DEEDWARR
Recvd: 07/06/16 15:40 2 pgs
Fees: 13.00 Taxes: 3145.00
20160706-0069264

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Sulpy	FARMINGTON MORTGAGE	Map 105-13-1C
(NAME)	(NAME)	
2104 12th Avenue South	2002 RICHARD JONES RD. #300A	Parcel 2.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Randall C. Morgan and Christy B. Morgan, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Sulpy and Elizabeth Sulpy, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit(s) B as shown on Exhibit "C' in the Declarations Of Covenants, Conditions and Restrictions for Homes at 1111 South Douglas, a Horizontal Property Regime with private Elements pursuant to Tennessee Code Annotated Sections 66-27-103(b) of record in Instrument No. 20150407-0030284, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Randall C. Morgan and Christy B. Morgan, husband and wife, by Quitclaim Deed from Randall C. Morgan, married, filed for record on April 17, 2015 as Instrument No. 20150417-0034186, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2104 12th Avenue South, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 30th day of June, 2016.

Randall C. Morgan

Christy B. Morgan

of Tennessee
County of Davidson

Personally appeared before me Randall C. Morgan and Christy B. Morgan, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2016.

Notary Public Robert L. Scruggs
My Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

File No.: 36759