Davidson County DEEDWARR
Recvd: 08/16/16 15:47 3 pgs
Fees:18.00 Taxes:1405.63
20160816-0085541

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 091060R00200CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Kevin Clemson
6006-B Morrow Road
Nashville, TN 37209

SEND TAX BILLS TO:
BNC National Bank
7007 College Blvd. Ste 600
Overland Park, KS
66211

WARRANTY DEED

164692

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **MORROW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor" has this day bargained and sold and does hereby transfer and convey unto **KEVIN RAY CLEMSON AND KELLY HENDERSON, HUSBAND AND WIFE**, "Grantees", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit B, as shown on the Plan of Morrow Road Commons, a Horizontal Property Regime, and filed as Exhibit "C" and established by the Declaration of Covenants, Conditions and Restrictions of Morrow Homes, appearing of record in Instrument No. 20150923-0096508, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, references to which is hereby made for more complete and detailed description of the Unit, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

BEING a portion of the same property conveyed to Morrow Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Gilbert Newman, an unmarried man, dated July 16, 2015, appearing of record in Instrument No. 20150716-0069774, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan shown as Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150923-0096508; Charter of Morrow Homes Homeowners' Association, Inc. of record in Instrument No. 2015100-20100232; Restrictive Covenants of record in Record Book 9489 , page 283 and 284, Instrument No. 20040312-0028553; Restrictive Covenants of record in Book 9489, pages 283 and 284, and Instrument No. 20040312-0028553; and to any the terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions and Restrictions of Morrow Homes of record in Instrument No. 20150923-0096508, all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 6006-B Morrow Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantees.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantors to the Grantees with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 15th day of August, 2016.

Morrow Properties, LLC

BY: _____
Dwayne J. Wootson, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **DWAYNE J. WOOTSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the **President of MORROW PROPERTIES, LLC, a Tennessee limited liability company**, and that he as such **President**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as **President**.

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WITNESS MY HAND AND OFFICIAL SEAL at office this the 15th day of August, 2016.

_____
NOTARY PUBLIC

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4/20/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$379,900.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 15th day of August, 2016.

_____
NOTARY PUBLIC

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

My Commission Expires: _____

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith