P16-7830-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 BILL GARRETT, Davidson County Trans:T20160085401 DEEDWARR Recvd: 09/28/16 15:22 2 pgs Fees:13.00 Taxes:1147.00 20160928-0102443	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2016 Notary Public MY COMMISSION EXPIRES: 12/6/2016 (AFFIX SEAL)

MEREDITH DURHAM MCGUIRE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 12/6/2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Garris		
1500 4th Avenue North, Unit 301	New Owner	082-09-0J-007.00-CO
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Julia A. Cowlishaw, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Garris, unmarried**

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 No. 4301 on the master Deed establishing The Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20050831-0104621, amended as Instrument No. 20051110-0136248 and further amended in Instrument No. 20060516-0057286, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the map of the Nashville Horticultural Society Plan of record in Plat Book 2, page 30, Chancery Court at Nashville, Tennessee.Being the same property conveyed to Dariusz Potocki, a single person by Warranty deed from Lawerence Bros. LLC, a Tennessee limited liability company of record in Instrument No. 20061227-0159279 Register's Office for Davidson County, Tennessee, dated December 21, 2006 and recorded on December 27, 2006.

Being the same property conveyed to Julia A. Cawlishaw, unmarried by Warranty deed from Dariusz Potocki, unmarried of record in Instrument No. 20150602-0051285 Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on June 02, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1500 4th Avenue North, Unit 301, Nashville, TN 37208.**

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 hand this the 28 day of September, 2016.

Julia A. Cowlishaw

Julia A. Cowlishaw

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 **Julia A. Cowlishaw** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of September, 2016.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public