Davidson County DEEDWARR Recvd: 10/04/16 13:16 2 pgs Fees:13.00 Taxes:954.60 **20161004-0104663**	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$258,000.00.** Affiant Subscribed and sworn to before me, this the 30 day of Sept. 2016. Notary Public My commission expires: 4-11-2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Courtney Elizabeth Kassel	USSA Federal Savings Bank	**116-03-0B-113.00 CO**
4505 Harding Pike, Apt 113	10750 McDermott Freeway	
Nashville, TN 37205	San Antonio, TX 78288	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MORGAN H. HERLIHY, NOW KNOWN AS, MORGAN H. MILLARD, A MARRIED WOMAN**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **COURTNEY ELIZABETH KASSEL**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No.113, on the Plat of Royal Oaks Apartments, a condominium, of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to MORGAN M. HERLIHY, UNMARRIED, by deed from ALLISON FLEXER, UNMARRIED, of record in Instrument No. 20130723-0075945, dated July 18, 2013, said Register's Office. Morgan M. Herlihy having since married and is now known as Morgan H. Millard. This property is not now, nor has it ever been, the marital residence, so therefore, Morgan H. Millard's husband is not joining in this conveyance as he never resided in this property.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 4505 Harding Pike, Unit 113, Nashville, TN 37205.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 hand(s) this 30th day of September, 2016.

Morgan H. Millard

MORGAN H. MILLARD
(formerly known as Morgan H. Herlihy)

State of Tennessee
County of Davidson

On this 30th day of September, 2016, before me personally appeared, **MORGAN H. MILLARD,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-2019 _____
Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

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

_____
Signature

State of Tennessee
County of Williamson

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

_____
Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON