| THIS INSTRUMENT PREPARED BY:<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 33242-09-2016**<br><br>**Record & Return To:**<br>**First Title & Escrow Company, Inc.**<br>**3811 Bedford Ave, Suite 205**<br>**Nashville, TN 37215** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $310,000.00.<br><br>J. Todd<br>Affiant<br><br>Subscribed and sworn to before me this 19th day of September, 2016<br><br>Notary Public<br><br>My Commission Expires: |
|---|---|

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

# WARRANTY DEED

| **Address New Owner:**<br>Jennifer F. Duncan<br>318 Van Buren St.<br>Nashville, TN 37208 | **Send Tax Bills To:**<br>NEW OWNER | **Tax Information:**<br>Map and Parcel No.:<br>082 09 0 J 318 00CO |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Todd, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer F. Duncan, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 318 Van Buren St., Nashville, TN 37208

This property is not now nor has it ever been the marital residence of Grantor.

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

And Grantor covenants that it is 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20160087251 DEEDWARR
Recvd: 10/04/16 13:26 3 pgs
Fees:18.00 Taxes:1147.00
20161004-0104697

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 19th day of September, 2016.

J - Todd

James Todd

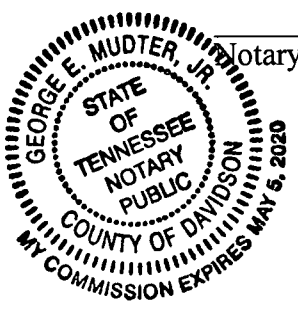
STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James Todd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2016.

Notary Public

My Commission Expires:



# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 318 on the Master Deed establishing the Morgan Park Place East 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 Master Deed of record in Instrument No. 20050831-0104621, amended in Instrument No. 20051110-0136248, further amended in Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740 and Instrument No. 20100622-0048863, Register's Office for Davidson County, Tennessee, together with an undivided 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 James Todd by deed dated June 9, 2014 from Lawrence Bros., LLC, a Tennessee limited liability company, of record as Instrument No. 20140609-0049965, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee a lien, but not yet due and payable. Map and Parcel No. 082 09 0 J 318 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Morgan Park Place East Condominiums, of record in Instrument No. 20050831-0104621, amended in Instrument No. 20051110-0136248, further amended in Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740 and Instrument No. 20100622-0048863, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Plat Book 2, page 30, Chancery Court at Nashville, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances, of record in Instrument No. 20100112-0002819, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20050719-0083911, Register's Office for Davidson County, Tennessee.