WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Y-BR-16-941

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carol Brenda Lea-Mord and Lawrence Kevin Morehead	New Owner	
(NAME) **941 Harpeth Trace Drive**	(NAME)	**143-06-0C-003.00-CO**
(ADDRESS) **Nashville, TN 37221-3115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID J. B. GERTH, SR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROL BRENDA LEA-MORD AND LAWRENCE KEVIN MOREHEAD, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A condominium apartment in Davidson County, Tennessee, being Unit No 3 A of Wood Valley Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" Master Deed of record in Book 7382, page 189, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limit common elements of the Condominium.

Being the same property conveyed to David J.B. Gerth, Sr by Warranty deed from John W. Allen, a married man of record in Instrument No. 20080609-0058897 Register's Office for Davidson County, Tennessee, dated May 30, 2008 and recorded on June 09, 2008. Said property is not the primary or marital residence of the within named Grantor.

This conveyance is subject to:
- Restrictions of record in Book 5380, Page 357 and Supplemented in Book 6094, Page 718, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 7382, Page 184, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7382, Page 211, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of record in Book 7382, Page 184, in the Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Book 6407, Page 891, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20080609-0058897 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **941 Harpeth Trace Drive, Nashville, Tennessee 37221-3115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170003061 DEEDWARR
Recvd: 01/12/17 08:36 2 pgs
Fees:13.00 Taxes:1004.18
20170112-0003439

Witness my/our hand(s) this the 9th DAY OF JANUARY, 2017.

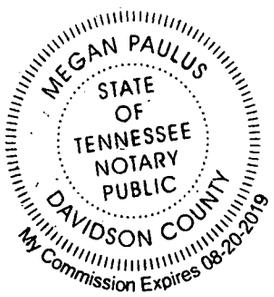
David J. B. Gerth, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID J. B. GERTH, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of January, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212