WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

O-VRES-16-0308-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 6-19-18 (AFFIX SEAL)

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)
Elizabeth Pape	new owner	
(NAME)	(NAME)	**82-9-J-308.00CO**
308 Van Buren Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **CHRISTOPHER T. CARTER AND KELLY CARTER, HUSBAND AND WIFE AND LUCY R. CARTER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH PAPE AND CHRISTOPHER J. MARTUCCI, 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:

Land in Davidson County, Tennessee, being Unit 308, The Morgan Park Place East Condominiums, as established under Master Deed of record in Instrument No. 20050831-0104261, amended at Instrument Nos. 20051110-0136248 and 20060516-0057286, amended at Instrument No. 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740 and 20100622-0048863, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Christopher T. Carter and Kelly Carter, husband and wife and Lucy R. Carter, a married woman by Warranty Deed from Lawrence Bros., LLC, a Tennessee limited liability company, recorded November 7, 2014 in Instrument No. 20141107-0103033, Register's Office of Davidson County, Tennessee.

This was not a marital or primary residence of Grantor Lucy R. Carter.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 2, Page(s) 30 (Chancery Court), Register's Office for Davidson County, Tennessee;
- Charter of Morgan Park Place Condominium Association, Inc. recorded at Instrument No. 20051114-0137058;
- Easement for Sanitary Sewer/Storm Drainage, Water Mains, Pumps and Appurtenances recorded at Instrument No. 20100112-0002819;
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE MORGAN PARK PLACE Condominium of record in Instrument No. 20050831-0104621 , as amended by instrument(s) of record in Instrument Nos. 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740 and 20100622-0048863 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon;
- Easement for 54" Sewer Line - as shown on survey by Site Engineering Consultants dated January 3, 2003;
- Stormwater Detention Agreement recorded at Instrument No. 20050719-0083911;
- Subject to rights of others in and to the common areas and/or elements;
- Taxes for year 2017 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans: T20170004868 DEEDWARR
Recvd: 01/18/17 13:36 2 pgs
Fees: 13.00 Taxes: 1396.75
20170118-0005477

This is **improved** property known as: **308 Van Buren Street, Nashville, Tennessee 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 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.

Witness my/our hand(s) this the 11th DAY OF JANUARY, 2017.

Christopher T. Carter by John Gleaves, Attorney In Fact

Kelly Carter by John Gleaves, Attorney In Fact

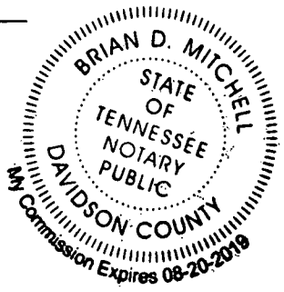
Lucy R. Carter by John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTOPHER T. CARTER AND KELLY CARTER AND LUCY R. CARTER, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER T. CARTER AND KELLY CARTER AND LUCY R. CARTER.

Witness my hand and official seal, this the 11th of January, 2017.

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



RETURN TO:
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Nashville, TN 37212