29387-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170010663 DEEDWARR
Recvd: 02/06/17 09:17 2 pgs
Fees:13.00 Taxes:421.80
20170206-0012120

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $114,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2017.

Notary Public

My commission expires: 5-8-18

(AFFIX SEAL) ANNA AGEE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carolyn Morrison	OWNER	Map 133-14-0-A Parcel 058.00co
4205 Morriswood Court		
Nashville, TN 37204		

FOR AND IN 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,

Venite, LLC, a Tennessee limited liability company

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

Carolyn Morrison

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. D-9 on the plan of Oakcrest Condominium, now known as The Village at Grassmere, created under title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a master deed, of record in Book 5884, Page 960, as amended by instrument(s) of record in Book 9559, Page 939; Instrument No. 20041102-0131823 and amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said units as set forth in exhibit A-1 of said master deed, reference is hereby made to the plat of Oakcrest Condominium, of record in Book 5200, Page 413, Register's Office for Davidson County, Tennessee for a more complete description of said unit.

Being the same property conveyed to Venite, LLC, a Tennessee limited liability company, by Deed dated January 25, 2013 from Tennessee Bank & Trust, a Division of Farmers Bank & Trust, of record in Instrument No. 20130131-0009946, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 413, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Oakcrest, now known as The Village at Grassmere Condominiums, of record in Book 5884, Page 960, and as amended in Book 9559, Page 939, and Instrument No. 20041102-0131823 and amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee. (3) By-Laws of Oakcrest, now known as The Village at Grassmere Homeowners' Association, Inc. of record in Book 5884, Page 996, Register's Office for Davidson County, Tennessee. (4) Charter of Oakcrest Condominium Association, Inc., of record in Book 5860, Page 930, said Register's Office. (5) All matters as shown on the Plat of record in Book 4060, Page 103, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **420 Elysian Fields Road, D9, Nashville, TN 37211**

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 its hand by its duly authorized officer this 3 day of **February, 2017.**

Venite, LLC, a Tennessee limited liability company

By: _____

Firouz Shahrokhi, member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Firouz Shahrokhi** with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be th **member** of **Venite, LLC**, a Tennessee limited liability company, the within named bargainor, and that he, being authorized to do so executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the sai **Firouz Shahrokhi** as **member**.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of **February, 2017.**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

_____
Notary Public

My Commission Expires: 7-3-17