THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165797

Davidson County DEEDWARR
Recvd: 02/08/17 12:13 2 pgs
Fees:13.00 Taxes:481.00
20170208-0013290

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Miami Dade

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Susan Brown
Affiant

Gary Michael Hamill
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF232237
Expires 5/18/2019

Subscribed and sworn to before me, this the 6th day of February, 2017.

Gary Hamill
Notary Public
My Commission Expires: 5/18/19

FRN-168161

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Morgan L Burner 7009 Lenox Village Drive Apartment 303 Nashville, TN 37211	Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	172-12-0D-303.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Susan Brown, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Morgan L Burner**, 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: * unmarried (SS)

Land in Davidson County, Tennessee, Being Unit No. 303 a/k/a Unit E-27, as shown on Exhibit B-1 & B-2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Building E), of record as Instrument No. 20050119-0006853, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, said Register's Office.

Being the same property conveyed to Susan Brown, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated July 13, 2006, recorded July 26, 2006, of record in Instrument No. 20060726-0090347, Register's Office for Davidson County, Tennessee.

This is Improved property located at: 7009 Lenox Village Drive Apt 303, Nashville, TN 37211

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of February, 2017.

Susan Brown

Susan Brown

STATE OF FLORIDA
COUNTY OF Manatee

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Susan Brown, an unmarried woman,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of February, 2017.

Gary Michael Hamill
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF232237
Expires 5/18/2019

Gary H

Notary Public
My Commission expires: 5/18/19

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M Smith

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY