ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Elizabeth Anne Daniel 406 Van Buren Street Nashville, TN 37208	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	082090j40600co
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Katherine Fossett Roos and Michael Roos, wife and husband (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Elizabeth Anne Daniel, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 406, Morgan Park Place Condominiums, as established under Master Deed of record in Instrument Number 20050831-0104621, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more complete particular description of said Unit.

Being the same property conveyed to Katherine Fossett by Warranty Deed from New Urban Construction, LLC of record in Instrument No. 20060614-0070838, said Register's Office for Davidson County, Tennessee, dated June 9, 2006 and recorded on June 14, 2016.

Katherine Fossett and Katherine Fossett Roos are one and the same person.

Michael Roos, husband of Katherine Fossett Roos, joins in this conveyance to convey any interest he may have in subject real property, particularly any marital interest.

This is improved real property commonly known as 406 Van Buren Street, Nashville, Tennessee 37208.

This conveyance is subject to the following:

1. Taxes for the year 2017 for Davidson County, Tennessee.
2. All matters shown on the Map of the Nashville Horticultural Society Plan of record in Plat Book 2, page 30, said Register's Office for Davidson County, Tennessee.
3. Charter for Morgan Park Place condominium Association, Inc. of record in Instrument No. 20051114-0137058, in the Register's Office for Davidson County, Tennessee.
4. Master Deed and By-Laws of record in Instrument No. 20050831-0104621, as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222,Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740, Instrument No. 20100622-0048863, Instrument No. 20140408-0029304 and Instrument No. 20150102-0000052, said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170012740 DEEDWARR
Recvd: 02/10/17 15:33 2 pgs
Fees:13.00 Taxes:1898.10
20170210-0014429

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $513,000.00.
(
(
(Subscribed and sworn to before me
(this 9 day of February, 2017.
(
(
((My Commission Expires:)

Affiant

Notary Public

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of February, 2017.

Katherine Fossett Roos

Michael Roos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Katherine Fossett Roos and Michael Roos, wife and husband, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 9 day of February, 2017.

Notary Public

PATTY CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 5/4/20