THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

File No. 5897

BILL GARRETT, Davidson County
Trans:T20170021334 DEEDWARR
Recvd: 03/13/17 13:13 5 pgs
Fees:28.00 Taxes:1387.50
20170313-0024496

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Pamela Sidberry
Affiant

Subscribed and sworn to before me as of the 3 day of March, 2017.

Notary Public

My Commission Expires: 8/4/20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Christian R. Poling 1500 4th Ave North, Unit 302 Nashville, TN 37208	New Owner	081-09-0J-009.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **George Ronald Nunes and Nan Elizabeth Oshin, Trustees of the George R. Nunes Revocable Trust, dated June 3, 2015, and George Ronald Nunes and Nan Elizabeth Oshin, Trustees of the Nan E. Oshin Revocable Trust, dated June 3, 2015,** hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Christian R. Poling, a single man,** his/hers heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 4302 on the Master Deed establishing the Morgan Park Place Condominiums, a horizontal property regime, created under Title 66, Chapter 27, Section 101-103, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20050831-0104621, amended as Instrument No. 20051110-0136248 as amended in Instrument No. 20060516-0057286 and amended as Instrument No. 20061023-

0131222, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the map of Nashville Horizontal Society Plan of record in Plat Book 2, Page 30, Chancery Court at Nashville, Tennessee.

Being the same property conveyed to George Ronald Nunes and Nan Elizabeth Oshin, Trustees of the George R. Nunes Revocable Trust, dated June 3, 2015, and George Ronald Nunes and Nan Elizabeth Oshin, Trustees of the Nan E. Oshin Revocable Trust, dated June 3, 2015, each with an undivided 50% tenant in common interest by Warranty deed from George R. Nunes, a single person, who acquired title as unmarried and Nan E. Oshin, a single person, who acquired title as unmarried, as joint tenants with right of survivorship of record in Instrument No. 20160330-0029943 Register's Office for Davidson County, Tennessee, dated February 12, 2016 and recorded on March 30, 2016.

Being also known as 1500 4th Ave North, Unit 302 Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her/his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

SEE EXHIBIT A ATTACHED HERETO

The taxes for 2016 have been prorated at closing and are assumed by Grantee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Grantor further covenants and binds herself, his/her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his/her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his/her name to be affixed hereto as of the 6th day of March, 2017.

George Ronald Nunes, Trustee of the George R. Nunes Revocable Trust, dated June 3, 2015, **AND** George Ronald Nunes, Trustee of the Nan E. Oshin Revocable Trust, dated June 3, 2015

George Ronald Nunes, Trustee

Nan E. Oshin, Trustee of the George R. Nunes Revocable Trust, dated June 3, 2015, **AND** Nan Elizabeth Oshin, Trustee of the Nan E. Oshin Revocable Trust, dated June 3, 2015

Nan E. Oshin, Trustee

STATE OF WASHINGTON
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **George Ronald Nunes** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the **Trustee of the George R. Nunes Revocable Trust, dated June 3, 2015, AND George Ronald Nunes, Trustee of the Nan E. Oshin Revocable Trust, dated June 3, 2015** and who acknowledged that he authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust for the benefit of said beneficiary.

Witness my hand and official seal this the 3 day of March, 2017.

Notary Public

My Commission Expires: 10-5-20

FREDERIC CONE NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 10-05-20

STATE OF WASHINGTON
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Nan E. Oshin,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the **Trustee of the Nan E. Oshin, Trustee of the George R. Nunes Revocable Trust, dated June 3, 2015, AND Nan Elizabeth Oshin, Trustee of the Nan E. Oshin Revocable Trust, dated June 3, 2015** and who acknowledged that she authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust for the benefit of said beneficiary.

Witness my hand and official seal this the 3 day of March, 2017.

Notary Public

My Commission Expires: 10-5-20

FREDERIC CONE NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 10-05-20

EXHIBIT A
EXCEPTIONS

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2, Page 30, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings 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 The Morgan Park Place Condominiums of record in Instrument Number 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 and Instrument No. 20140408-0029304 and Scriveners Affidavit recorded in Instrument No. 20140425-0035118, Register's Office for Davidson County, Tennessee.

Assignment of Declarant's Rights of record in Instrument Number 20150102-0000052, in the Register's Office for Davidson County, Tennessee.

Charter of Morgan Park Place Condominium Association, Inc. of record in Instrument Number 20051114-0137058, in the Register's Office for Davidson County, Tennessee.

Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20050719-0083911, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20100112-0002819, in the Register's Office for Davidson County, Tennessee.

Easement to Nashville and Louisville Railroad Company of record in Book 175, Page 137, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.