THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **196,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 2017 Notary Public MY COMMISSION EXPIRES: 10-15-2017 (AFFIX SEAL)
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	

BILL GARRETT, Davidson County
Trans:T20170033727 DEEDWARR
Recvd: 04/21/17 10:47 2 pgs
Fees:13.00 Taxes:725.20
20170421-0039277

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela H. Morgan	United Wholesale Mtg.	MAP
	PO Box 202028	PARCEL 084-11-0-013.00
	Florence, SC 29502	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Corien Mojaver and husband, Michael Mojaver, and Helena Coster, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pamela H. Morgan, a single woman and Edward J. Morgan, III, a single man as Joint Tenants with Right of Survivorship**

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 Lot No. 80 on the Plan of Maplecrest of record in Plat Book 1835, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carter Powell French and wife, Carolyn Sue French by Warranty deed from Joseph A. Sullivan, unmarried of record in Instrument No. 20120222-0015421 Register's Office for Davidson County, Tennessee, dated February 17, 2012 and recorded on February 22, 2012. (Value of consideration shown in aforementioned deed $103,000.00.).

Being the same property conveyed to Corien Mojaver, married and Helena Coster, unmarried, with rights of survivorship by Warranty deed from Carter Powell French and Carolyn Sue French, husband and wife of record in Instrument No. 20160824-0088766 Register's Office for Davidson County, Tennessee, dated August 24, 2016 and recorded on August 24, 2016.

The said Michael Mojaver joins in conveyance to convey any and all marital interest he may have in said property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **410 Dennywood Drive, Nashville, TN 37214.**

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 _____ hand( ) this the 18th day of April, 2017.

Helena Coster
Helena Coster

Corien Mojaver by Helena Coster Attorney in Fact
Corien Mojaver by Helena Coster, ~~Attorney-in-Fact~~

Michael Mojaver by Helena Coster Attorney in Fact
Michael Mojaver by Helena Coster, ~~Attorney-in-Fact~~

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Helena Coster** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of April, 2017.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Helena Coster** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Corien Mojaver**, as her Attorney in Fact, as the free act and deed of the within named **Corien Mojaver**.

Witness my hand and official seal this the 18th day of April, 2017.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Helena Coster** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Michael Mojaver**, as his Attorney in Fact, as the free act and deed of the within named **Corien Mojaver**.

Witness my hand and official seal this the 18th day of April, 2017.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY