Davidson County	DEEDWARR
Recvd: 06/06/17 09:17	2 pgs
Fees:13.00 Taxes:1665.00	
20170606-0056298	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd June

Notary Public

MY COMMISSION EXPIRES: 05-05-2019
(AFFIX SEAL)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Traci Leigh Thomas	City National Bank	105 09 0 248.00
(NAME)	(NAME)	
1110 Bate Avenue	54 Music Square East, First Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Fifty Thousand And No/100 Dollars ($450,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael Morosi and Natalie Morosi, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Traci Leigh Thomas, a single woman**, 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. 2 on the Plan of W.S. Criddle's Subdivision of Lot No. 1 in W. L. B. Lawrence Plan of record in Plat Book 57, Page 84, 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 James W. Carnahan and wife, Dorothy E. Carnahan by Warranty Deed from Lemyel Harding Coleman and wife, Daisy Frances Coleman dated April 25, 1968 and recorded April 26, 1968 in Book 4230, Page 627, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Michael Morosi and Natalie Morosi, husband and wife by Warranty Deed from James W. Carnahan and wife, Dorothy Carnahan dated June 30, 2015 and recorded July 06, 2015 as Instrument No. 20150706-0064644, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-173346FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1110 Bate Avenue, Nashville, TN 37204

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, has 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 our hands this 2nd day of June, 2017

Michael Morosi

Natalie Morosi

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Michael Morosi and Natalie Morosi, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2017.

Notary Public

My Commission Expires: 5/6/19

PATRICIA HAGGARD (SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

File Number: GRN-173346FC

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

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
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY