BILL GARRETT, Davidson County
Trans:T20170057228 DEEDWARR
Recvd: 07/05/17 13:43 3 pgs
Fees:18.00 Taxes:986.05
20170705-0067436

Return to
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $266,500.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2017.

Notary Public

My commission expires: 8/19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Leah Morgan	Leah Morgan	073-01-0-042.00, 073-01-0
2012 Olga Avenue	2012 Olga Avenue	
Nashville, TN 37216	Nashville, TN 37216	

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 considerations, the receipt of which is hereby acknowledged, I,

Andrew D. Tubb, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Leah Morgan, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract I:

BEING Lot Number 6 and the Westerly 46.0 feet of Lot 12, Country Club Estates, Block "H", a subdivision, the plat of which is of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Tract II:

BEING at of which is of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Said North one-half (1/2) of Lot Number 7 fronts 50.0 feet on the East side of Olga Avenue and runs back between parallel lines 130.0 feet to a dead line.

BEING the same property conveyed to Andrew D. Tubb by Warranty deed from John G. Stoecker, III and wife, Cathy R. Stoecker of record in Instrument No. 20110425-0031223 Register's Office for Davidson County, Tennessee, dated April 21, 2011 and recorded on April 25, 2011.

This is X improved ☐ unimproved property known as **2012 Olga Avenue, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of June, 2017.

Andrew D. Tubb

6/27/17

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Andrew D. Tubb, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of June, 2017.

Linda Cagle
Notary Public
My Commission Expires: 10-02-2018

Linda Cagle
Notary Public
State Of Colorado
Notary ID 20024030599
My Commission Expires 10/02/2018

SolomonParks File No. 617152

6. **Consideration and Seller Indemnity.** Seller understands and acknowledges (a) this Agreement and the Exhibits attached hereto and/or incorporated herein by reference, are made for the purpose of inducing the Settlement Agents and Underwriter to close this transaction, disburse funds, prepare documents, and to issue any title insurance policy or policies insuring the title to the Premises, and (b) the Settlement Agents and Underwriter are relying upon the accuracy, correctness, completeness, and truthfulness of the statements made and information provided herein, and (c) that the foregoing is good and sufficient consideration. Seller expressly agrees to indemnify and hold harmless the Settlement Agents and Underwriter from any and all loss arising from any inaccuracies contained herein, including, without limitation, all costs, expenses, damages, awards, attorney fees, court costs, and filing fees.

7. **Miscellaneous.** This Agreement shall be construed under the laws of the State of Tennessee. If the Settlement Agents and Underwriter, or any of them, files a lawsuit or commences any action to enforce this Agreement, the prevailing party shall be entitled to all costs, expenses, and fees, including without limitation, court costs and attorney fees. Venue for enforcement of this Agreement shall be in the courts located in the county in which the Real Property is located, and Seller irrevocably submits to jurisdiction and venue in those courts. This Agreement is severable; therefore, in the event any provision of this Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Agreement that can be given effect without the conflicting provision. This Agreement shall survive closing and shall not merge. Captions are for convenience only, and shall not be considered in the construction of this Agreement. This document may be signed in counterparts.

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 27th day of June, 2017.

Andrew D. Tubb

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~Davidson~~ Arapahoe

Sworn to and subscribed before me this 27th day of June, 2017.

Linda Cagle
Notary Public

My commission expires: 10-02-2018

Linda Cagle
Notary Public
State Of Colorado
Notary ID 20024030599
My Commission Expires 10/02/2018