Bill Garrett Davidson County
Batch# 17589 DEEDWARR
10/24/2017 02:59:03 PM 3 pgs
Fees: $18.00 Taxes: $887.63
20171024-0109077

CloseTrak
Closing & Title Services

WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of October, 2017 by and between

Christopher G. Niederer, a married man, hereinafter called Grantor, and

GRIFFITH **Morris,** & RaKhel Morris,* hereinafter called Grantee.
* Husband and Wife

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

See attached Exhibit "A" for legal description

This conveyance is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and other municipal regulations including those of record in Instrument Number 200504200044082, Master Deed of record at Instrument Number 200412140148798, amended at 200412160149823, 200505040050222, and 200511230142078; and 2017 Davidson County taxes; all in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee, and

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Christopher G. Niederer

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christopher G. Niederer** to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her or their free act and deed.

WITNESS my hand and notarial seal at office this 9th day of October, 2017.

GREG A. ZISKIND STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Comm. Expires April 21, 2020

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear of affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $239,900.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 9th day of October, 2017.

Notary Public

My Commission Expires:
8-20-19

KRISTIAN BOOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 20, 2019

Owner's Mailing Address:
Griff Morris
807 18th Avenue South, 107
Nashville, TN 37203

Property Address:
807 18th Avenue South, 107
Nashville, TN 37203

Person responsible for the payment of taxes:
Griff Morris
807 18th Avenue South, 107
Nashville, TN 37203

File Number: 17-1488-SD

Prepared By:
CloseTrak, LLC
5860 Ridgeway Center Parkway, #101
Memphis, TN 38120

Return To:
Wagon Wheel Title
204 S. 11th Street
Nashville, TN 37206

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 107, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument Number 20041214-0148798, as amended in 20041216-0149823, 20050504-0050222, and 20050504-0050222, and further described on plan of record attached to said Master Deed as "Exhibit E" in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 200601200007827 in said Register's Office.

Tax Parcel Number: 092-16-0C-107.00-C