WARRANTY DEED

Bill Garrett Davidson County
Batch# 42300 DEEDWARR
12/28/2017 10:06:30 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20171228-0131756

G-BR-17-708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Melody Campbell
Affiant

HILLARY D SECKMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2017.

Hillary D Seckman
Notary Public

MY COMMISSION EXPIRES: 3-3-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathan Graham	Nathan Graham	
(NAME)	(NAME)	**160-14-0C-008.00-CO**
708 Fox Ridge Dr. E	208 Key Court	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATIE MORGAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN GRAHAM, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 708 on the Plan of Brentwood Trace Condominiums, Section II, as of record in Plan Book 5200, Page(s) 376 and 377, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Katie Zganjar, a single woman by Warranty deed from Charles Anthony Taliaferro, unmarried of record in Instrument No. 20150603-0051871 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 03, 2015.

Katie Zganjar having since married and is now known as Katie Morgan. Timothy Morgan joins in the signing of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page(s) 376 and 377, Register's Office for Davidson County, Tennessee.
- 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 Brentwood Trace Condominiums, Section II, of record in Book 5818, Page 915, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5818, Page 925, as amended in Book 5868, Page 70, Register' s Office for Davidson County, Tennessee.
- Rules and Regulations of record in Book 5818, Page 949, Register' s Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government of record in Book 6122, Page 419, Book 6122, Page 421, Book 5878, Page 461 and Book 5878, Page 489, in the Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Easement Water Mains and Appurtenances of record in Book 5155, Page 164 and Book 5155, Page 169, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 5861, Page 411, in the Register's Office for Davidson County, Tennessee.
- Creation of easement with reference to Plat in Book 4460, Page 110 and Book 4831, Page 125, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **708 Fox Ridge Dr. E, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13th DAY OF DECEMBER, 2017.

Katie Morgan

Timothy Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATIE MORGAN AND TIMOTHY MORGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of December, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212