Bill Garrett Davidson County
Batch# 43800 DEEDWARR
01/03/2018 11:28:33 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20180103-0000917

RECORD AND RETURN TO:
BAYMARK TITLE AND ESCROW SERVICES, LLC
1355 LYNNFIELD ROAD, SUITE 195
MEMPHIS, TN 38119
File No. 170539

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $460,000.00

Affiant

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of December, 2017

Notary Public

My commission expires: 10/31/2020

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-41257

THIS INSTRUMENT WAS PREPARED BY:
BAYMARK TITLE AND ESCROW SERVICES, LLC, 1355 LYNNFIELD ROAD, SUITE 195, MEMPHIS, TN 38119

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caroline Curran 1335 Poplar St Philadelphia, PA 19123	Caroline Curran 1335 Poplar St Philadelphia, PA 19123	083130C00400CO

FOR AND IN 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, I/WE,

Cheryl Morgan, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caroline Curran

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;

A certain condominium located in Davidson County, Tennessee, being Unit No. 104 of MC3, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27- 101, et seq, of the Tennessee Code Annotated, under the Master Deed establishing MC3 of record in Instrument Number 20070628-0077498 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof, said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting rights as set forth in Exhibit "B" (By-Laws) Section 6 to said Master Deed.

Being the same property conveyed to Cheryl Morgan, an unmarried woman by Warranty Deed from Emily C. Barton n/k/a Emily Barton Freitag, married, dated March 16, 2015 and recorded March 20, 2015 of record in Instrument No. 20150320-0024028, Register's Office for Davidson County, Tennessee.

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 2, Page 42 and Plat Book 21, Page 147 and Plat Book 21, Page 72, in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as: **1100 Russell Street, 104, Nashville, TN 37206**

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 our hands this 11th day of December, 2017

Cheryl Morgan

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cheryl Morgan,** 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.

11 Witness my hand and official seal at Memphis, Tennessee, this 11th day of December, 2017.

CommissionExpires:_____

Notary Public

BETHAMI YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-30-2021