son County
Batch# 84278 DEEDWARR
04/24/2018 12:58:00 PM 2 pgs
Fees: $13.00 Taxes: $2,886.00
20180424-0038554

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Morgan and Carrie L. Morgan, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Tyrus O'Neill, unmarried man and Monique Schreiner, unmarried woman, as joint tenants with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 2 of The 11th and South Douglas Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for The 11th and South Douglas Avenue Townhomes of record in Instrument No. 20140103-0000911 and First Amendment to the Declaration of Covenants, Conditions and Restrictions of The 11th and South Douglas Townhomes of record in Instrument No. 20140305-0018546, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Matthew Morgan and Carrie L. Morgan, husband and wife, by deed from Province Builders, LLC, dated January 15, 2015, of record in Instrument No. 20150116-0004870, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2103 11th Avenue South, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of April, 2018.

Matthew Morgan

Carrie L. Morgan

State of Tennessee)
County of Davidson)

On this 18th day of April, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew Morgan and Carrie L. Morgan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

DAVIDSON COUNTY, TN ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 780,000.00.

Affiant

Sworn and subscribed before me on this the 18th day of April, 2018.

Notary Public

My Commission Expires: 12/15/21

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

NEW OWNER:
Tyrus O'Neill
2103 11th Avenue South
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
105-13-0S-002.00