Bill Garrett Davidson County
Batch# 105960 DEEDWARR
06/18/2018 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20180618-0058500

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $320,000.00. Affiant Subscribed and sworn to before me, this 15th day of June, 2018. Notary Public My commission expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Morgan Powell	**Wells Fargo Bank**	**091-06-0L-047.00-CO**
1009 Treaty Oaks Drive		
Nashville, TN 37209		

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,

Linsey Morgan Harris Miner, married (fka Linsey Morgan Harris)

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

Morgan Powell, an unmarried woman

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

Land situated in Davidson County, Tennessee, being Unit No. 47, as established in Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20141120-0107174, as amended in Instrument No. 20150113-0003651, Instrument No. 20150814-0081914, Instrument No. 20160826-0089501 and Instrument No. 20160922-0099884, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Linsey Morgan Harris (incorrectly spelled Lindsey Morgan Harris), unmarried, by Warranty deed from Woodland Street Partners, LLC, a Tennessee Managed Limited Liability Company of record in Instrument No. 20170202-0011523 Register's Office for Davidson County, Tennessee. The said Linsey Morgan Harris having since married

and is now known as Linsey Morgan Harris Miner. Subject property is not currently the principal residence of Grantor or Grantor's spouse and has never been the principal residence of Grantor's spouse.

This is improved property known as **1009 Treaty Oaks Drive, Nashville, TN 37209.**

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she 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 herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 14th day of June, 2018.

Linsey Morgan Harris Miner

STATE OF FLORIDA
COUNTY OF Indian River

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Linsey Morgan Harris Miner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 14th day of June, 2018.

Notary Public

Rosa Barajas,
Notary Public

My Commission Expires: **8-17-2019**

SolomonParks File No. 18-001207-525

ROSA BARAJAS
MY COMMISSION # FF234299
EXPIRES: August 17, 2019

SP 11/2015

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal