RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810718

Bill Garrett Davidson County
Batch# 111033 DEEDWARR
06/29/2018 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,711.25
20180629-0063281

WARRANTY DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,500.00.

Anne Marie Angel
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2018.

Jodi Jackson
NOTARY PUBLIC

My commission expires: 7-26-2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin Webster *etux* 1501 4th Avenue N #101 Nashville, TN 37208	Movement Mortgage 8024 Calvin Hall Road Indian Land, SC 29707	082 09 0J 502.00CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Two Thousand Five Hundred and 00/100 Dollars ($462,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **MATTHEW JORDAN NEMER, AN UNMARRIED MAN AND ABIGAIL CHRISTINE WHITE, AN UNMARRIED WOMAN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **CALVIN WEBSTER AND KAITLIN WEBSTER, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 101, together with the appurtenant interest in the common elements of Morgan Park Place West Condominiums, a horizontal property regime established by Declaration of record in Instrument No. 20140408-0029304, as an amendment to the Master Deed of Morgan Park Place Condominiums in Instrument No. 20100622-0048863, said Declaration having been corrected by Scrivener's Affidavit in Instrument No. 20140425-0035118, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Correction to Declaration in Instrument No. 200140425-0035118, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.
>
> Being that same property conveyed to Matthew Jordan Nemer, an unmarried man and Abigail Christine White, an unmarried woman, by Warranty Deed from J. Caleb Fuqua and Phillip B. Dorris, dated April 6, 2017 and recorded on April 7, 2017 at Instrument No. 201704070034224, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on instruments of record in Instrument No. 20140408-0029304, as an amendment to the Master Deed of Morgan Park Place Condominiums in Instrument No. 20100622-0048863, said Declaration having been corrected by Scrivener's Affidavit in Instrument No. 20140425-0035118 and said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Correction to Declaration in Instrument No. 200140425-0035118; to any and all restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 27th day of June, 2018.

MATTHEW JORDAN NEMER

ABIGAIL CHRISTINE WHITE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Matthew Jordan Nemer and Abigail Christine White, 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 seal, this the 27th day of June, 2018.

Notary Public

Bryan + L. Gronthom
Printed Notary Name

My commission expires: 6-20-2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

