THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180917727

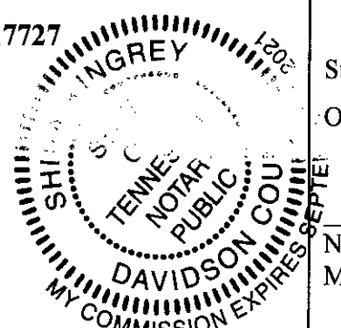
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

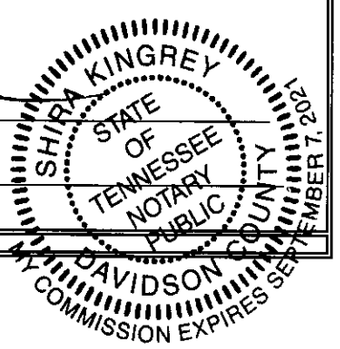
The actual consideration or value, whichever is greater, for this transfer is: $440,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2018.

Notary Public
My Commission Expires:





Karen Y Johnson Davidson County
Batch# 149361 DEEDWARR
10/05/2018 08:57:26 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20181005-0098955

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard L. Rieck and Abigail M. Palmquist 910 54th Avenue North Nashville, TN 37209	New Owner	Tax Parcel ID No. 091 07 3C 002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen S. Morris** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard L. Rieck and Abigail M. Palmquist, both unmarried as joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, HOMES AT 5311 MICHIGAN AVENUE, as shown on Exhibit B of Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160127-0007736, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Stephen S. Morris to Stephen S. Morris, as recorded on the 6th day of January, 2016 in Instrument No. 20160106-0001318; Quitclaim Deed from Stephen S. Morris to Stephen S. Morris, as recorded on the 14th day of December, 2015 in Instrument No. 20151214-0125616; Quitclaim Deed from Stephen S. Morris to Stephen S. Morris, as recorded on the 14th day of December, 2015 in Instrument No. 20151214-0125615; part of Quitclaim Deed from Brenda C. Morris, unmarried to Stephen S. Morris, unmarried, as recorded on the 10th day of October, 2011 in Instrument No. 20111010-0078496; part of Quitclaim Deed from Brenda C. Morris, unmarried to Stephen S. Morris, unmarried as joint tenants with right of survivorship, as recorded on the 23rd day of September, 2011 in Instrument No. 20110923-0073862 and part of Warranty Deed from Francisco J. Valdez and wife, Ruth N. Valdez to Stephen S. Morris and wife, Brenda C. Morris, as tenants by the entirety, as recorded on the 29th day of October, 1998 in Deed Book 11175, Page 711, in the Register's Office of Davidson County, Tennessee.

Subject property is not and has never been the primary, marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO. 1, WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 & 75.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160127-0007736.

This is improved property located at 910 54th Avenue North Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of October, 2018.

Stephen S. Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen S. Morris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2018.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021