Karen Y Johnson Davidson County
Batch# 152191 DEEDWARR
10/17/2018 03:17:07 PM 2 pgs
Fees: $13.00 Taxes: $1,731.60
20181017-0103133

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $468,000.00 Affiant Subscribed and sworn to before me, this the 12th day of October, 2018 Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel Pittman	NEW OWNER	
1501 4th Ave. North, #201		082-09-0J-503.00-CO
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHADWICK LAYNE AUGUSTY, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL PITTMAN, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 201, 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, said Register's Office.

Being a portion of the same property conveyed to J. Caleb Fuqua and Philip B. Dorris, as tenants in common by Warranty deed from ZM Development Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20150922-0096359 Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on September 22, 2015.

Being the same property conveyed to Chadwick Layne Augusty, unmarried by Warranty deed from J. Caleb Fuqua and Philip B. Dorris, as tenants in common of record in Instrument No. 20161206-0127931 Register's Office for Davidson County, Tennessee, dated December 02, 2016 and recorded on December 06, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1501 4th Ave. North, #201, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of October, 2018.

Chadwick Layne Augusty

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ FULTON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chadwick Layne Augusty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of October, 2018.

Notary Public

My Commission Expires:

RONDA SMITH
NOTARY PUBLIC
NEWTON COUNTY, GEORGIA
My Comm. Expires 06/15/2021