Prepared by T. Jake Wolaver
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809 South Main Street, Suite 100
Columbia, TN 38401

Return to Sumner Title & Escrow, LLC

Karen Y Johnson Davidson County
Batch# 171744 DEEDWARR
12/10/2018 08:48:51 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20181210-0119798

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Morgan P. Keeton f/k/a Morgan Penrod,** a married woman, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **James Christopher Musice and Hillary Edwards Musice, husband and wife**, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Unit "B" 6109 California Cottages, A Horizontal Property Regime with Private Elements, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151103-0112182, Register's Office for Davidson County, Tennessee, to which referenced is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants, contained in the said Declaration, the Plat files as Exhibit "B: to said Declaration appearing in Instrument Number 20151103-0112182, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby and referenced and made apart hereof the same as though copied herein for a more complete identification and description of said Unit.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Instrument No. 20160426-0040389, Register's Office of Davidson County, Tennessee. See also, quitclaim deed of record in Instrument No. 20160824-0088477, Register's Office of Davidson County, Tennessee
>
> Being also known as 6109 B California Ave., Nashville, Tennessee 37209.
>
> Tax/Map ID: 091-02-3T-002.00-CO
>
> Description same as previous deed.

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that she is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and paid by FIRST PARTY; covenants, conditions and restrictions of record in Instrument Number 20151103-0112182, Register's Office for Davidson County, Tennessee; rights and easements of adjoining landowners in and to any party wall(s); subject to rights of others in and to the common areas and/or elements; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 3rd day of December, 2018.

Morgan P. Keeton

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Morgan P. Keeton f/k/a Morgan Penrod, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of December, 2018.

My commission expires: _____

Notary Public

JEANIE DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 04-17-2022

STATE OF TENNESSEE - Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $400,000.00

Affiant

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

Notary Public

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-18-2019

My commission expires:
6/18/19

NEW PROPERTY OWNERS:

James Christopher Musice, etux
6109 B California Ave.
Nashville, TN 37209

PERSON(S) RESPONSIBLE FOR TAXES:

SWBC Mortgage Corp.
9311 San Pedro #100
San Antonio, TX 78216

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