THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25522

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Karen Johnson Davidson County
Batch# 191575 DEEDWARR
02/04/2019 03:35:46 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20190204-0010562

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **355,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Brett Bowers	SOUTHERN BANK OF TENNESSEE	MAP
202 36th Avenue North	673 N MT JULIET RD	PARCEL 104-01-0F-002.00-CO
Nashville, TN 37209	MT JULIET, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kelsey S. Morris, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Brett Bowers, an unmarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No.2 as specified on the Plat shown in the Master Deed, on the Plan of West End Station Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West End Station Condominiums, of record under Instrument No. 20070712-0083315, amended in Instrument 2007122-00146057, and Instrument No. 20080919-0095641, Instrument No. 20081029-0108160,and Instrument No. 20090825-0080074 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of West End Station Condominiums, for placement of Units, as shown on Exhibit "B" to the Master Deed of record under Instrument No. Instrument No. 20070712-0083315, amended in Instrument 2007122-00146057, and Instrument No. 20080919-0095641, Instrument No. 20081029-0108160, and Instrument No. 20090825-0080074, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to M. Shawn Morris, married and Kelsey S. Morris, unmarried, joint tenants with right of survivorship by Warranty deed from Benjamin Foley (also known as Benjamin Daniel Foley), unmarried of record in Instrument No. 20130605-0057185 Register's Office for Davidson County, Tennessee, dated May 29, 2013 and recorded on June 05, 2013.

Being the same property conveyed to Kelsey S. Morris, unmarried by Quitclaim deed from M Shawn Morris, married and Kelsey S. Morris, unmarried, joint tenants with right of survivorship of record in Instrument No. 20170306-0021641 Register's Office for Davidson County, Tennessee, dated March 03, 2017 and recorded on March 06, 2017, and Scrivener's Affidavit recorded on March 04, 2017, recorded in Instrument No. 20170314-0024786.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **202 36th Avenue North, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand(-) this the 1st day of February, 2019.

Kelsey S. Morris

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelsey S. Morris** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of February, 2019.

My Commission expires: March 3 2020

Notary Public

R. L. MOORE
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENNESSEE