Name and Address of New Owner:
Melissa A. Flores
2104 12th Avenue South
Nashville, TN 37204

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: 105-13-1C-002.00-C

Karen Johnson Davidson County
Batch# 208130 DEEDWARR
03/20/2019 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $3,478.00
20190320-0025441

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Sulpy and Elizabeth Sulpy, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Melissa A. Flores , an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee :

All certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit(s) B as shown on Exhibit "C' in the Declarations of Covenants, Conditions and Restrictions for Homes at 1111 South Douglas, a Horizontal Property Regime with private Elements pursuant to Tennessee Code Annotated Sections 66-27-103(b) of record in Instrument No. 20150407-0030284, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Sulpy and Elizabeth Sulpy, husband and wife by Warranty Deed from Randall C. Morgan and Christy B. Morgan, husband and wife, dated 06/30/2016, recorded 07/06/2016, of record in Instrument No. 20160706-0069264, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of March, 2019.

David Sulpy

Elizabeth Sulpy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of March, 2019, before me personally appeared David Sulpy and Elizabeth Sulpy, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand, at office, this 19th day of March, 2019.

Notary Signature
My commission expires: 7/5/21

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $940,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of March, 2019.

Notary Public

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)