MARSHALL COUNTY TITLE & ESCROW
107-B West Commerce St.
Lewisburg, TN 37091

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL M. BOYD
ATTORNEY AT LAW
P.O. BOX 2666
LEWISBURG, TENNESSEE 37091

Karen Johnson Davidson County
Batch# 209280 **DEEDWARR**
03/25/2019 09:27:54 AM 3 pgs
Fees: $18.00 Taxes: $1,193.25

20190325-0026534

FOR IDENTIFICATION ONLY:
MAP 171-03-0B, PARCEL 192.00 CO
PROPERTY ADDRESS: 641 OLD HICKORY BLVD. UNIT 405, BRENTWOOD, TN 37027
DAVIDSON COUNTY, TN ASSESSOR'S OFFICE

WARRANTY DEED FROM: MORGAN CARTER TERRY
AND QUIT CLAIM FROM: JASON TERRY, SPOUSE OF MORGAN CARTER TERRY

TO: CRAIG A. WILSON

For and in consideration of the sum of One Dollar ($1.00), and other good and valuable consideration, I, the undersigned, **MORGAN CARTER TERRY**, A MARRIED WOMAN **(FORMERLY KNOWN AS MORGAN E. CARTER)** have this day bargained and sold and do hereby sell, transfer and convey all my right, title, interest, and estate in and to the tract of realty hereinafter described unto **CRAIG A. WILSON**, his heirs and assigns, in fee simple forever.

To have and to hold unto the said grantee, his heirs and assigns, in fee simple.

The grantor covenants that she is lawfully seized and possessed of the granted realty and that she has a good and lawful right to sell and convey the same; that the property is not encumbered except as herein stated; and that the grantor will forever warrant and defend the title thereto unto the said grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

The realty conveyed is lying and situated in DAVIDSON County, Tennessee, and is more particularly described as follows, to-wit:

Being Unit No. 132 as shown on the map entitled the Plan of Townhomes of Fredericksburg, Phase I, Section 4, of record in Plat Book 9700, page 648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This is the same property conveyed to Morgan E. Carter, an unmarried woman, from Richard D. Fremont, married, by Warranty Deed dated April 16, 2010, and recorded April 19, 2010, as Instrument No. 20100419-0029451, Register's Office of Davidson County, Tennessee; said instrument is the source of the description used herein. The said Morgan E. Carter subsequently married Jason Terry and is now known as Morgan C. Terry and Morgan Carter Terry.

The property is conveyed subject to the following:

1. Any easement for highway, road, or utility purposes, whether recorded or unrecorded, which may affect the realty.
2. Subject to all matters as shown on the Plan of Townhomes of Fredericksburg, Phase 1, Section 4, of record in Plat Book 9700, page 648, in the Register's Office of Davidson County, Tennessee.
3. Conveyance of the common area to Fredericksburg Homeowner's Association, Inc., of record in Book 11753, page 208, and Instrument No. 20131023-0110469, Register's Office for said county.
4. Charter of Fredericksburg Homeowner's Association, Inc., of record in Book 8920, page 40, Book 10126, page 430, Book 11550, page 529, Register's Office for said county.
5. Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 65, as amended and supplemented in Book 9500, page 393, Book 9860, page 840, Book 10126, page 435, Book 10224, page 683, Book 10294, page 850, Book 10393, page 11, Book 10453, page 931, Book 10628, page 517, Book 10694, page 541, Book 10895, page 778, Book 11550, page 531, Book 11682, page 75, Instrument No. 20000718-0070558, Instrument No. 20050705-0076596, and Instrument No. 20150102-0000219, Register's Office of Davidson County, Tennessee.
6. Subject to Restrictive Covenants recorded in Book 7798, page 843, Register's Office of Davidson County, Tennessee.
7. By-Laws of Fredericksburg Homeowner's Association, Inc., of record in Book 8920, page 45, as amended in Book 10126, page 486, Book 10275, page 959, Book 10694, page 539, and Book 11550, page 554, Register's Office for said

county.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7358, page 643, Book 9607, page 431, and Book 7993, page 269, Register's Office for Davidson County, Tennessee.
9. Deed of Conveyance to the Metropolitan Government of record in Book 9698, page 81, and Book 9698, page 124, Register's Office for said county.
10. Cable Televison and Maintenance Agreement of record in Instrument No. 20000516-0049387, Register's Office for said county.
11. Easement to Bellsouth Telecommunications of record in Book 10709, page 143, Register's Office of Davidson County, Tennessee.
12. Warranty Deed to State of Tennessee of record in Book 7851, page 712, Register's Office of Davidson County, Tennessee.
13. Storm Water Detention Agreement of record in Book 10357, page 920, Register's Office for said county.
14. Drainage Easement of record in Book 10012, page 756, Register's Office for said county.
15. Subject to all matters on Boundary Plat of record in Plat Book 7900, page 807, Register's Office for said county.
16. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20131021-0109635.
17. Subject to lien for special assessments as contained in the restrictions.
18. Subject to rights of others in and to the common areas and elements.

Possession of the realty will be given to grantee with delivery of this instrument. The 2019 realty taxes will be prorated between the parties as of the date of this instrument.

I, JASON TERRY, spouse of MORGAN CARTER TERRY, do hereby quit claim unto the grantee, his heirs and assigns, all my right, title, interest, and estate in and to the property herein described.

This 19 day of March, 2019.

Morgan Carter Terry

MORGAN CARTER TERRY

JASON TERRY

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, Vickie Hay, a Notary Public in and for the County and State aforesaid, MORGAN CARTER TERRY, with whom I am personally acquainted (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCED), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

My commission expires: 1-26-2021
Witness my hand, at office, this 19th day of March, 2019.

Vickie Hay
NOTARY PUBLIC

SEAL:

VICKIE HAY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, Vickie Hay, a Notary Public in and for the County and State aforesaid, JASON TERRY, with whom I am personally acquainted (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCED), and who acknowledged that HE executed the within instrument for the purposes therein contained.

My commission expires: 1-26-2021
Witness my hand, at office, this 19th day of March, 2019.

Vickie Hay
NOTARY PUBLIC

SEAL:

VICKIE HAY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Marshall

The undersigned makes oath that the actual value or consideration of this transfer is $ 322,500.00.

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

Vickie Hay
NOTARY PUBLIC

SEAL:

VICKIE HAY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

MY COMMISSION EXPIRES: 1-26-2021

NAME AND ADDRESS OF PROPERTY OWNER & RESPONSIBLE FOR TAXES:
CRAIG A. WILSON
ADDRESS: 641 Old Hickory Blvd Unit 405
Brentwood Tn 37027