WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville. TN. 37203
File No. 1-19-3958

NEW OWNER:
Nicholas Jesse
2112 Blair Boulevard
Nashville, TN 37212

SEND TAX BILLS TO:

~~New Owner~~ First TN Bank Nat'l Assoc.
1 Corporate Dr., #360
Lake Zurich, IL 60047-8945

MAP & PARCEL
104-15-0B-008.00-CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-191

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 222266 DEEDWARR
04/26/2019 10:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,243.20
20190426-0038586

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED THIRTY SIX THOUSAND AND 00/100 DOLLARS ($336,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Alison Morrison fka Alison Kemph, a married woman** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Nicholas Jesse and Leah Svingen , husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of Winchester Place Condominiums, as shown on the plan of record in Plat Book 6200, Page 555, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description said Unit, and as described in Master Deed at Book 7088, page 131, said Register's Office.

Being the same property conveyed to Alison Kemph by Warranty deed from Michelle L. Murray and Fumin Yang, wife and husband of record in Instrument No. 20130625-0065021 Register's Office for Davidson County, Tennessee, dated June 19, 2013 and recorded on June 25, 2013.

Being also known as 2112 Blair Boulevard Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 25th day of **April, 2019**.

Alison Morrison

By: , her attorney-in-fact
Todd Allen Tressler, II, ~~Attorney~~-in-Fact
Pursuant to Power of Attorney of
Record in Book ____, Page ____ 201904260038584

Michael Jefferey Morrison, signing with the specific purpose of any and all marital interest he possessess in the said property

By: his attorney in fact
Todd Allen Tressler, II, Attorney-in-Fact
Pursuant to Power of Attorney of
Record in Book ____, Page _____ 201904260038585

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Todd Allen Tressler, II**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **Alison Morrison and Michael Jefferey Morrison**, the within named bargainors, for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of **April, 2019**.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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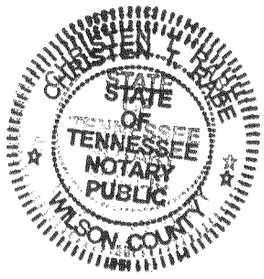
The actual consideration or value, whichever is greater, for this transfer is $ **336,000.00**.

AFFIANT

Sworn to and subscribed to before me this 25th day of **April, 2019**.

NOTARY PUBLIC

My commission expires: 4/22/23



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM