Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 244416 DEEDWARR
06/17/2019 12:18:44 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20190617-0057996

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

Affiant

Sworn to and subscribed before me this 14 day of June, 2019.

Notary Public
My Commission Expires:

SHIRA KING GREY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
John Wesley Morgan	1118 Litton Avenue #303	Owner	
1118 Litton Avenue #303			072-10-1A-067.00-CO
Nashville, TN 37216	Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Jason Nixon, a single man,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **John Morgan, single man,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit A3003, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606; Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to The Parks at Five Points, LLC by Special Warranty deed from The Bank of Nashville div Synovus Bank of record in Instrument No. 20101230-0104056 Register's Office for Davidson County, Tennessee, dated December 30, 2010 and recorded on December 30, 2010. (Value or consideration as shown in aforementioned deed $1,600,000.00.)

Being a portion of the same property conveyed to Harpeth Development, LLC, a Tennessee limited liability company by Quitclaim deed from The Park at Five

Points, LLC, a Tennessee limited liability company of record in Instrument No. 20140611-0051057 Register's Office for Davidson County, Tennessee, dated June 04, 2014 and recorded on June 11, 2014. (Value or consideration as shown in aforementioned deed $374,235.42.)

Being the same property conveyed to Jason Nixon, a single man by Warranty deed from Harpeth Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170703-0066400 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 03, 2017. (Value of consideration shown in aforementioned deed $220,000.00.) Being also known as 1118 Litton Avenue #303 Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2019, a lien not yet due and payable.
Subject to all matters shown on the Plan of record as Instrument Number 20100203-0008637 and Instrument Number 20160330-0030247, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160729-0078558, as amended in Instrument No. 20160818-0086606; Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Charter of record in Instrument Number 20160728-0078070, in the Register's Office for Davidson County, Tennessee.
Easements of record in Instrument Number 20140611-0051056, Instrument Number 20100720-0056816, Instrument Number 20151228-0130055 and Instrument Number 20170324-0028986, in the Register's Office for Davidson County, Tennessee.
Perpetual Easements for ingress and egress of record in Book 4031, Page 423 and Book 4255, Page 503, in the Register's Office for Davidson County, Tennessee.
Easement and Right of Entry to Intermedia for Cable Television of record in Book 10262, Page 40, in the Register's Office for Davidson County, Tennessee.
Fence and Drive Encroachment of record in Book 6379, Page 677, in the Register's Office for Davidson County, Tennessee.
Grant of Easement in favor of Comcast of Nashville I, LLC of record in Instrument Number 201007200056816, Instrument No. 201112060095088, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on

the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 12 day of June, 2019.

Jason Nixon

STATE OF IL)
COUNTY OF Cook)

Personally appeared before me, Jesus Blas, the undersigned, a Notary Public, in and for said State and County, **Jason Nixon, a single man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin, Tennessee~~ Chicago, IL this the 12 day of June, 2019.

NOTARY PUBLIC
My Commission Expires: 04/20/21

OFFICIAL SEAL
JESUS BLAS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 04/20/2021