WARRANTY DEED

Karen Johnson Davidson County
Batch# 245092 DEEDWARR
06/18/2019 12:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20190618-0058646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEW PHELAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James R. Ogden	**New Owner**	131 05 0A 110.00
(NAME)	(NAME)	
110 Jefferson Square		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael A. Morgenthaler and wife, Mona T. Morgenthaler**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James R. Ogden**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-110, Jefferson Square, Section One, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the Plat of Jefferson Square, Section One, Condominium Apartments of record on Book 4675, Page 12, Register's Office for said County, and described in a Master Deed of record in Book 4731, Page 332, said Register's Office to which Plan reference is here made for a more complete description of said unit.

Being the same property conveyed to Michael A. Morgenthaler and wife, Mona T. Morgenthaler by Warranty Deed from Woodbury Homes, LLC dated April 11, 2008 and recorded April 16, 2008 as Instrument No. 20080416-0038384, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 110 Jefferson Square, Nashville, TN 37215

File Number: GRN-1904743SSO

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 our hands this 17th day of June, 2019

MICHAEL A. MORGENTHALER BY Macy Morgenthaler HIS POWER OF ATTORNEY

Michael A. Morgenthaler, by Macy Morgenthaler as attorney in fact

Mona T. Morgenthaler

Mona T. Morgenthaler

File Number: GRN-1904743SSO

STATE OF Tennessee

County OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Macy Morgenthaler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael A. Morgenthaler, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Michael A. Morgenthaler, for the purposes therein contained.

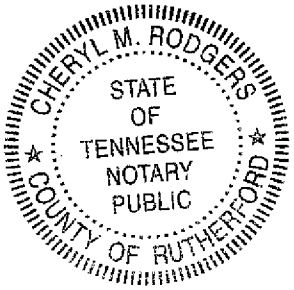
Witness my hand and official seal, this the 17th of June, 2019.

Cheryl M. Rodgers

Notary Public

My Commission Expires: 12-22-19

(SEAL)



STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mona T. Morgenthaler, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

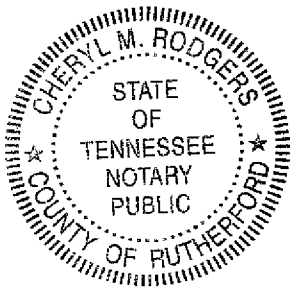
Witness my hand and official seal, this the 17th of June, 2019.

Cheryl M. Rodgers

Notary Public

My Commission Expires:

(SEAL) 12-22-19



File Number: GRN-1904743SSO

True Copy Certification

I, Thomas Vorholt, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 10, 2022