Karen Johnson Davidson County
Batch# 254429 DEEDWARR
07/10/2019 11:03:25 AM 2 pgs
Fees: $13.00 Taxes: $1,672.83

20190710-0067138

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,116.07

Affiant

Subscribed and sworn to before me, this 8TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

KAYLA TABOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Ray Morris	New Owner (NAME)	
Po Box 924528 (ADDRESS)	(ADDRESS)	104-12-0C-308.00-CO
Norcross GA 30010 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael Robertson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto E. Ray Morris, hereinafter called the Grantees, their heirs and assigns, that 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, DESCRIBED AS UNIT NO. 308 OF VILLAGES AT ACKLEN, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED IN NASHVILLE, TENNESSEE, AS SHOWN AS EXHIBIT "B-1" IN THE THIRD AMENDMENT TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20061115-0141802, TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE, SAID REGISTER'S OFFICE, AND DESCRIBED IN A MASTER DEED RECORDED IN INSTRUMENT NO. 20051221-0152869, AS AMENDED IN INSTRUMENT NO. 20060112-0004705, INSTRUMENT NO. 20061108-0139002, INSTRUMENT NO. 20061115-0141802, INSTRUMENT NO. 20061227-0158825, AND INSTRUMENT NO. 20070621-0074025, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF VILLAGES AT ACKLEN, CONDOMINIUM APARTMENTS CONTAINED IN THE MASTER DEED RECORDED IN INSTRUMENT NO. 20051221-0152869, AS AMENDED IN INSTRUMENT NO. 20060112-0004705, INSTRUMENT NO. 20061108-0139002, INSTRUMENT NO. 20061115-0141802, INSTRUMENT NO. 20061227-0158825, AND INSTRUMENT NO. 20070621-0074025, AND BY-LAWS APPENDED THERETO AS EXHIBIT D, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED HEREIN BY REFERENCE AND MADE PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL ROBERTSON, UNMARRIED BY WARRANTY DEED FROM MEHRAN MOZAFFARI, MARRIED OF RECORD IN INSTRUMENT NO. 20160525-0052328 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2114 Acklen Avenue Apt 308, Nashville, TN 37212
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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

WARRANTY DEED
(Continued)

the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 8th day of July, 2019.

Michael Robertson

STATE OF Florida

COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Robertson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of July, 2019.

Notary Public

My Commission Expires: 4-10-22

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

NOTARY PUBLIC STATE OF FLORIDA
ROBIN E. DEVITO
MY COMMISSION # GG 197676
EXPIRES: April 10, 2022
Bonded Thru Notary Public Underwriters