G#32257-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 277830 DEEDWARR
08/30/2019 08:26:47 AM 2 pgs
Fees: $13.00 Taxes: $730.75
20190830-0087534

CHERYL MCQUAIG
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee)
County of Rutherford)

The actual consideration or value, whichever is greater, for this transfer is **$197,500.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2019.

Notary Public

My commission expires: 3-28-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mr. Francis Cervinka	**Pinnacle Bank**	**173 05 0 A 147 00 CO**
62 Betsy Brown Circle	**4403 Elvis Presley Blvd**	
Port Chester, NY 10573	**Memphis, TN 38116** **Attn: Raneka Norfleet**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lauren H. Morell f/k/a Lauren E. Hand and husband, Kevin Morell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Francis Cervinka, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Unit No. 147 on the Plan of Barnes Crossing, Phase 1, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480, and as amended of record in Instrument No. 20051114-0136938 and in Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said unit.

BEING the same property conveyed to Lauren E. Hand, single person, by Warranty Deed dated February 20, 2009, from Ole South Properties, Inc., a Tennessee corporation, of record in Instrument No. 20090225-0016631, Register's Office for Davidson County, Tennessee. The said Lauren E. Hand having married and is now known as Lauren H. Morell.

KEVIN Morell, spouse of the above named Lauren H. Morell, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit A to the Master Deed of record as aforementioned, said Register's Office;

2) Master Deed and By-Laws for Barnes Crossing of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, and amended in Instrument No. 20051114-0136938 and in Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee;

3) All matters shown on the P.U.D. Boundary Plat of Barnes Crossing of record in Instrument No. 20050128-0010427, said Register's Office;

4) Right-of-Way Dedication to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20050811-0095171 and in Instrument No. 20050811-0095172, said Register's Office;

5) Charter of Home Owners Association included in Master Deed as Exhibit B, of record in Instrument No. 20050721-0084791 and re-recorded in Instrument No. 20050805-0092480, said Register's Office;

6) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20131021-0109630, said Register's Office; and,

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **1843 Shaylin Loop, Antioch, TN 37013**.

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 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 my/our hand(s) this **23rd** day of **August, 2019.**

Lauren H. Morell

Lauren H. Morell

Kevin Morell

Kevin Morell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lauren H. Morell and husband, Kevin Morell,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **August, 2019.**

Notary Public

My Commission Expires: 11/9/21

