THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822360** Karen Johnson Davidson County Batch# 297497 DEEDWARR 10/08/2019 08:47:30 AM 3 pgs Fees: $18.00 Taxes: $810.30 20191008-0102817	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $219,000.00 Affiant Subscribed and sworn to before me, this 7th day of October, 2019. Notary Public My Commission Expires: 1-24-22 TAMMY M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: Logan D. Pulliza 1118 Litton Avenue #320 Nashville TN 37216	Send Tax Bills To: ~~New Owner~~ Morgan Stanley 4270 Ivy Pointe Blvd #400 Cincinnati OH 45245	Tax Information: Tax Parcel ID No. 072-10-1A-112.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lindsey M. Morgan, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Logan D. Pulliza , unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, Unit No. A3021, 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 County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lindsey M. Morgan, a single woman by Warranty deed from Harpeth Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170405-0033548 Register's Office for Davidson County, Tennessee, dated April 04, 2017 and recorded on April 05, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 20100720056816, Instrument No. 201112060095088, in the Register's Office for Davidson County, Tennessee.

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

This is improved property located at 1118 Litton Avenue #320 Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2019.

Lindsey M. Morgan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsey M. Morgan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2019.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY