THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191023190

Karen Johnson Davidson County
Batch# 341442 **DEEDWARR**
01/10/2020 10:19:23 AM 2 pgs
Fees: $13.00 Taxes: $966.81

20200110-0003626

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $261,300.00.

Affiant

Subscribed and sworn to before me, this 31st day of December, 2019.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kenneth J. Abdo 117 Portland Avenue S. #505 Minneapolis, MN 55401	New Owner	Tax Parcel ID No. 092 16 0C 107.00

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, **Griffith Morris and Rakhel Morris, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth J. Abdo and Karen A. Abdo, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 107, 807 EIGHTEENTH AVENUE Condominiums, as established under Master Deed of record in Instrument Number 20041214-0148798, as amended in 20041216-0149823 and 20050504-0050222, and further described on Plan of record attached to said Master Deed as "Exhibit E" in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Parking Space #22 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Griffith Morris and Rakhel Morris, husband and wife, by Warranty Deed from Christopher G. Niederer, a married man, of record in Instrument No. 20171024-0109077, in the Register's Office of Davidson County, Tennessee, dated October 09, 2017 and recorded on October 24, 2017.

Being the same property conveyed to Christopher G. Niederer, a single man, by Warranty Deed from 807 Eighteenth Partners, LLC, a Tennessee limited liability corporation, of record in Instrument No. 20060120-0007827, in the Register's Office of Davidson County, Tennessee, dated January 16, 2006 and recorded on January 20, 2006.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 807 EIGHTEENTH AVENUE Condominium of record in Instrument No. 20041214-0148798 , as amended by instrument(s) of record in Instrument No. 20041216-0149823: Second Amendment in Instrument No. 20050504-0050222. Re-Recorded in Instrument No. 20060109-0003220: Third Amendment in Instrument No. 20051123-0142078 and Fourth Amendment in Instrument No. 20070509-0055940; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Lien for payment of assessments for Resolution of Board Re Dangerous Dogs imposed pursuant to Resolution No. N/A of Davidson recorded in Instrument No. 20080314-0026174.

Easement for Boundary Line Settlement, Quitclaim Deed and Grant of Easements, recorded in Instrument No. 20050420-0044082.

This is improved property located at 807 18th Avenue South #107 Nashville TN 37203

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.

28th

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of December, 2019.

Griffith Morris

Rakhel Morris
By: Griffith Morris, Attorney in Fact

IN WASHINGTON

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ IN KING

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Griffith Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Rakhel Morris and that he is authorized by Rakhel Morris to execute this instrument on her behalf.

WITNESS my hand, at office, this ~~31st~~ 28th day of December, 2019.

Notary Public INGRID XENA, NOTARY PUBLIC
COMMISSION EXPIRES ON 4/15/2021

INGRID XENA
NOTARY PUBLIC
COMMISSION EXPIRES
04-15-21
STATE OF WASHINGTON