Karen Johnson Davidson County
Batch# 434720 DEEDWARR
07/10/2020 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200710-0075329

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627875**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Julie Bailey Affiant Subscribed and sworn to before me, this 8th day of July, 2020. Carmen Coats Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Angela Claire Renfro 717 McFerrin Avenue Nashville TN 37206	Send Tax Bills To: Studio Bank 124 12th Ave S. Suite 400 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 082 08 0 337.00

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, **Michael J. Morosi and Natalie R. Morosi, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela Claire Renfro, an unmarried woman,** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Northerly 60 feet of Lots Nos. 15 and 16 of Block "G" on the Plan of East Wood Addition, of record in Book 332, Page 63, said Register's Office.

Said parts of Lots 15 and 16 fronts 60 feet on the Easterly side of McFerrin Avenue and runs back between parallel lines, along the South margin of an alley, 100 feet to the line between Lot 14 and 15.

Being the same property conveyed to Michael J. Morosi and Natalie R. Morosi, husband and wife, by Warranty Deed from Matthew M. McKeever and Kristen McKeever, husband and wife, of record in Instrument No. 20161018-0109792, in the Register's Office of Davidson County, Tennessee, dated October 14, 2016 and recorded on October 18, 2016.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of East Wood Addition, as recorded in Plat Book 332, Page(s) 63.

This is improved property located at 717 McFerrin Avenue Nashville TN 37206

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 8th day of July, 2020.

Michael J. Morosi
BY: Jake Griffin, Attorney-in-fact

Michael J. Morosi
BY: Jake Griffin, Attorney-in-fact

Natalie R. Morosi
BY: Jake Griffin, Attorney-in-fact

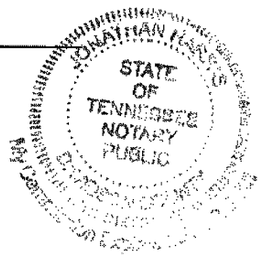
Natalie R. Morosi
BY: Jake Griffin, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jake Griffin, 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 Michael J. Morosi and Natalie R. Morosi and that he is authorized by Michael J. Morosi and Natalie R. Morosi to execute this instrument on their behalf.

Witness my hand, at office, this 8th day of July, 2020.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022