THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728561** Karen Johnson Davidson County Batch# 449685 **DEEDWARR** 08/04/2020 03:19:21 PM 2 pgs Fees: $13.00 Taxes: $1,017.50 20200804-0086383	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 3rd day of August, 2020. Notary Public My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner: John Wellington Peterson, Trustee 1900 Tinnin Road #18 Goodlettsville TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 007 14 0B 018.00

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, **Richard Morphis and Nancy Morphis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Wellington Peterson, Trustee, or his successors in trust, under the Barbara DeLong Revocable Trust, Dated June 30, 2004,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 18 of Building F on the plan of Magnolia Station- Phase One, a Condominium, Created under the provision of T.C.A. Section 64-27-101, ET. SEQ., as amended, and as established by Master Deed Recorded as Instrument No. 20030827-0124444, Register's Office for Davidson County. Tennessee, and as Amended in the Amendment to Master Deed recorded in Instrument Nos, 20041001-0118510, 20050627-0073312, 20100427-0031824, 20100618-0047655, 20121030-0099611 and Correction for Second Amendment recorded in Instrument No. 20050708-0079103, 20090811-0075446. Said Register's Office, together with the undivided percentage interest in the common elements appurtenant to the said Unit, as shown on the plan of recorded filed as Exhibit B to the said Amendment to Master Deed, to which plan reference is hereby made for a more complete description of the property, the Unit conveyed and the common areas referred to herein.

Being the same property conveyed to Richard A. Morphis and Nancy D. Morphis, Husband and WIfe, by Warranty Deed from Magnolia Properties of Goodlettsville, LLC f/k/a Magnolia Properties, L.L.C., a Tennessee Limited Liability Corporation, of record in Instrument No. 20110720-0055334, in the Register's Office of Davidson County, Tennessee, dated July 12, 2011 and recorded on July 20, 2011.

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 MAGNOLIA STATION, as recorded in Plat Instrument No. 20030703-0092301.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Magnolia Station Condominiums of record in Instrument No. 20030827-0124444, as amended by instrument(s) of record in Instrument Nos. 20041001-0118510, 20050627-0073312, 20100427-0031824, 20100618-0047655, 20121030-0099611 and Certificate of Correction recorded in Instrument No. 20050708-0079103, 20090811-0075446 ; 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.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Magnolia Station Condominiums recorded in Instrument No. 20031218-0180407. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030530-0073157.

This is improved property located at 1900 Tinnin Road #18 Goodlettsville TN 37072

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 3rd day of August, 2020.

Richard Morphis

Nancy Morphis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Morphis and Nancy Morphis, 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 3rd day of August, 2020.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024