Name and Address of New Owner:
Francis K. Buor and Anne Mutitu
7277 Charlotte Pike, Unit 333
Nashville, TN 37209

Send Tax Bills To:
Same As New Owner

Karen Johnson Davidson County
Batch# 479133 DEEDWARR
09/21/2020 08:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20200921-0107503

This Instrument Prepared By:
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 114-08-0C-136.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffrey W. Morgan and Marquesa V. Morgan, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Francis K. Buor and Anne Mutitu, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Unit 132 on Plan of West Park Phase 3 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument #20060202-0012968, as further set out in the Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners Association, Inc., of record as Instrument #20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions, and By-Laws for West Park Homeowners Association Inc., of record as Instrument #20060202-0013378, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey W. Morgan and Marquesa V. Morgan, husband and wife, by deed from Patrick M. Jones and Deanna G. Jones, husband and wife, of record in Instrument No. 20160614-0060029, Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on June 14, 2016.

This is improved property also known as 7277 Charlotte Pike, Unit 333, Nashville, TN 37209.

This conveyance is subject to the following:

1.) All easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the Master Deed of record in Instrument Number 20060202-0012968, Register's Office for Davidson County, Tennessee.

2.) Provisions of the Tennessee Horizontal Property Act, *Tennessee Code Annotated, Sections 66-27-201 et seq.*, incorporated herein by reference.

3.) All encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of September, 2020.

Jeffrey W. Morgan

Marquesa V. Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of September, 2020, before me personally appeared Jeffrey W. Morgan and Marquesa V. Morgan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of September, 2020.

Tabitha Hardin
Notary Signature
My commission expires: 2/19/2024

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE:

STATE OF TENNESSEE)
COUNTY OF Williamson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lauren Weber
(Affiant)

Sworn to and subscribed before me this 18 day of September, 2020.

Notary Public
My commission expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

File No. 2020-551

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

