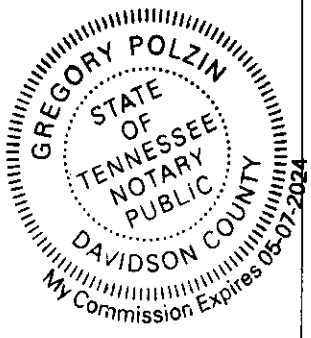


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of September, 2020.

Notary Public

My commission expires:

Karen Johnson Davidson County
Batch# 480091 **DEEDWARR**
09/21/2020 03:11:19 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20200921-0108216

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kate B. Hart	First Bank	**105-14-0B-001.00-CO**
2304 Elliott Ave. #101	722 Columbia Avenue	
Nashville, TN 37204	Franklin, TN 37064	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Rachel Morse, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kate B. Hart

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 101, as specified in the Plat shown in the Master Deed on the Plan of Elliott Avenue Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Elliott Avenue Condominiums, of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, in the Register's Office for Davidson County, Tennessee, including without limitation by the by-laws appended thereto, in said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed, reference is hereby made to the plan of Elliott Avenue Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed

of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Rachel Morse, an unmarried woman by Warranty deed from Emily G. Brandes, an unmarried woman and Bruce Brandes, a married man of record in Instrument No. 20190426-0038711 Register's Office for Davidson County, Tennessee.

This is improved property known as **2304 Elliott Ave. #101, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of September, 2020.

Rachel Morse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rachel Morse, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 18th day of September, 2020.

Notary Public
My Commission Expires: May 7, 2024



SolomonParks File No. 20-000280-524