Prepared by:
Record and Return to:

Albert R. Morton
600 12th Ave S., Apt 309
Nashville, TN 37203-6616

Karen Johnson Davidson County
Batch# 660568 DEEDWARRSP
06/21/2021 12:01:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210621-0083287

| ADDRESS OF NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Albert R. Morton and Susan E. Morton,<br>Trustees, of the<br>Albert R. and Susan E. Morton Revocable Trust<br>Dated June 17, 2021<br>600 12th Ave S., Apt 309<br>Nashville, TN 37203 | Albert R. Morton<br>Susan E. Morton<br>600 12th Ave. S., Apt 309<br>Nashville, TN 37203 |

**TAX MAP PARCEL NUMBERS: 104060N20300CO**

## SPECIAL WARRANTY DEED

**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 consideration, the receipt of which is hereby acknowledged, the undersigned **ALBERT R. MORTON and SUSAN E. MORTON**, hereinafter called the **Grantors**, do hereby specially warrant, bargain, convey, transfer and confirm unto **the ALBERT R. AND SUSAN E. MORTON REVOCABLE TRUST DATED June 17, 2021 , ALBERT R. MORTON and SUSAN E. MORTON, trustees, or successor trustee(s),** hereinafter called the **Grantee**, a certain tract or parcel of land ("Real Property") in Davidson County, Tennessee, described as follows: **TO WIT:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 203 of Rose Hall Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 379, Register's Office for said County, to which source reference is hereby made for complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same Real Property conveyed to Albert R. Morton and Susan E. Morton, husband and wife, their heirs and assigns, by Warranty Deed from Michael G. Arrison and Susan B. Arrison, Trustees, or successor trustee(s), of the Michael G. Arrison and Susan B. Arrison Revocable Trust Dated June 11, 2014 and recorded on March 21, 2019 of record in Instrument No. 20190321-0025748, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on the Plan, with Owner's Certificate, of record in Book 6900, page 379, Register's Office for said County, to which source reference is hereby made for more complete details of description. The provisions of the condominium Master Deed of record in Book 7307, page 760, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

Description Reference: Described from information contained in recorded condominium documents.

This is improved property, known as 203 Rose Hall, Nashville, TN 37212.

**GRANTORS DO HEREBY COVENANT** with the Grantee that the Grantors are lawfully seized and possessed in fee simple of the Real Property; that the Grantors have a good right to give and convey the Real Property; that Grantors warrant the title against all persons claiming under the Grantors; and, that the Real Property is unencumbered, except property taxes for 2019, which the Grantors assume and agree to pay.

The Grantors shall remain liable to the Grantee for any and all title warranties made under this Special Warranty Deed as long as the Grantee is the record owner of the Real Property. Such warranties shall include any and all warranties against any title risks covered by any title policy in the name of the Grantors insuring the title of the Real Property.

At the request of the Grantors and Grantee, this Deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance.

**This Special Warranty Deed is a transfer of real estate to a revocable living trust created by the same transferor and/or the spouse of the transferor, and therefore is exempt from recordation tax as a transfer of realty under T.C.A. § 67-4-409(a)(3)(F).**

**WITNESS THE EXECUTION HEREOF** this 17th day of June, 2021.

Albert R. Morton

Susan E. Morton

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, **Albert R. Morton** and **Susan E. Morton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the persons who, under oath, acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

**WITNESS** my hand and Notarial Seal at Nashville, Davidson County, Tennessee, this _____ day of June 17th, 2021.

Notary Public

My Commission Expires: 9-6-22

