Karen Johnson Davidson County
Batch# 878729 DEEDWARR
06/27/2022 11:12:30 AM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20220627-0073297

Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $590,000.00

Affiant

Subscribed and sworn to before me this 22nd day of June, 2022.

Notary Public
My commission expires: 7/9/2024

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Paul Calkins and Laurette Calkins 314 Van Buren St. Nashville, TN 37208	Same	082-09-0J-314-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Thomas Cramer, a single man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Paul Calkins and Laurette Calkins, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 314 on the master deed establishing the Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103. et. seq. as amended, Tennessee Code Annotated, and as established by a master deed of record in Instrument No. 20050831-0104621, as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724~ 0087901, Instrument No. 20071010-0120740 and Instrument No. 20100622-0048863, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said master deed, as amended reference is hereby made to the map of the Nashville horticultural society plan of record in Plat Book 2, page 30, Chancery Court at Nashville, Tennessee.

Being the same property conveyed to Tommy Cramer, a single man, by deed from Katy Bridger n/k/a Katy B. Schmitt, married, of record in Instrument No. 20171003-0101452, Register's Office for Davidson County, Tennessee, and dated October 3, 2017. Thomas Cramer a/k/a Tommy Cramer conveyed his interest to Thomas Cramer, a single man, by Quitclaim Deed of record in Instrument No. 20210811-0108415, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

8. All matters appearing on the plan of Morgan Park Place Condominiums of record in Instrument No. 20050831-0104621, as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724~ 0087901, Instrument No. 20071010-0120740 and Instrument No. 20100622-0048863 Register's Office for Davidson County, Tennessee.

9. Storm Water Detention Agreement of record in Instrument No. 20050719-0083911 Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20100112-0002819 Register's Office for Davidson County, Tennessee.

11. Subject to the Master Deed, recorded as Instrument #20051110-0136248, as amended in Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724~ 0087901, Instrument No. 20071010-0120740 and Instrument No. 20100622-0048863 in the official records of the Davidson County Register of Deeds.

12. Charter of Morgan Park Place Condominium Association of record in Instrument No. 20051114-0137058 Register's Office for Davidson County, Tennessee.

13. By-Laws of Morgan Park Condominium Association of record in instrument No, 20050831-0104621 Register's Office for Davidson County, Tennessee.

This property is improved property known as 314 Van Buren Street, Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set

out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 22nd day of June, 2022.

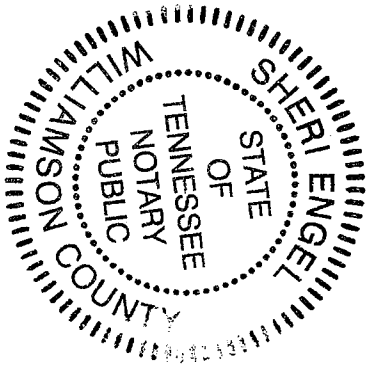
Thomas Cramer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of June, 2022, before me personally appeared Thomas Cramer, 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 22nd day of June, 2022.

Notary Signature
My commission expires: 12-18-2023



202206270073297

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 6-22-22.

Affiant Signature

6-22-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 22 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY