THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240748338

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Karen Johnson
Batch # 1174398
08/26/2024 09:47:43 AM
Fees: $13.00 Taxes: $2,327.30

Davidson County
DEEDWARR
2 pgs

20240826-0065323

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $629,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2024.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Reel 304 Van Buren Street Nashville TN 37208	New Owner	Tax Parcel ID No. 082-09-0J-304.00 CO

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, **Peter Bradley Adams, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Reel, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 304 on the Master Deed establishing the Morgan Park Place Condominiums, a horizontal property regime, as established by a Master Deed of record as Instrument No. 20050831-0104621, amended as Instrument No. 20051110-0136248, amended in Instrument No. 20060516-0057286 and further amended in Instrument No. 20061023-0131222, 20070402-0038744, 20070724-0087901 and 200710100120740, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to PETER BRADLEY ADAMS, by deed from LAWRENCE BROS., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20120906-0080913, dated September 4, 2012, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 082-09-0J-304.00 CO.

Master Deed of record in Instrument No. 20050831-0104621, amended in Instruments No. 20051110-0136248, No. 20060516-0057286, No. 20061023-0131222, No. 20070402-0038744, No. 20070724-0087901 and No. 20071010-0120740, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20100112-0002819, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050719-0083911, said Register's Office.

This is improved property located at 304 Van Buren Street Nashville TN 37208

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 23rd day of August, 2024.

Peter Bradley Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peter Bradley Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2024.

Notary Public

My Commission Expires: _____

