THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-0375

To: Bk 36

WARRANTY DEED

MAP PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-08-D-3.00Co	W. R. Johnson	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1821 Wedgewood Avenue Nashville, TN 37212	LOAN OR ACCOUNT NO PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 9340 PAGE 835

Cliff Walker and wife, Rhonda Young Walker and Lottie Walker, now known as Lottie Walker Olivere and husband Joseph W. Olivere

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. R. Johnson ,Jr. and wife, Gail H. Johnson

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 3 in a Horizontal Property Regime as shown on the condominium site plan of Le Ritz Condominiums of record in Book 6200, Page 316, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cliff Walker and sister, Lottie Walker by deed from Zainab El-Berry and R & M Real Estate, a Tennessee General Partnership of record in Book 7037, Page 588, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; Subject to matters contained in the Master Deed of record in Book 6583, Page 505, and By-Laws appended thereto of record in Book 6583, Page 530, as amended by Amendment to Master Deed of record in Book 6676, Page 711 all of record in the Register's Office for Davidson County, Tennessee, and all matters shown on the recorded plat referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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 set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of May, 1994.

Cliff Walker

Lottie Walker Olivere

Joseph W. Olivere

Rhonda Young Walker
BY: Cliff Walker Atty In-Fact
Cliff Walker, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Cliff Walker

the bargainor(s), 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 and official seal at Nashville, Tennessee, this, the 2nd day of May, 19 94.

My commission expires: 1-25-97

Notary Public

STATE OF _____

COUNTY OF _____

BOOK 9340 PAGE 836

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19 _____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 19 94

COMMISSION EXPIRES: 1-25-97

(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM Cliff Walker etal

TO W. R. Johnson

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 2nd day of May, 1994, before me personally appeared **Cliff Walker**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of **Rhonda Young Walker**, and acknowledged that he executed the same as the free act and deed of the said Rhonda Young Walker. Said Power of Attorney is of record in Book 9340, Page 833, Register's Office for Davidson County, TN.

WITNESS my hand and seal, this 2nd day of May, 1994.

NOTARY PUBLIC
My commission expires: 1-25-97

STATE OF TENNESSEE]
COUNTY OF Maury]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph W. Olivere, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Columbia, Tennessee, this 8th day of May, 1994.

Nancy Woody Walker
NOTARY PUBLIC
My commission expires: 5-17-98

STATE OF TENNESSEE]
COUNTY OF Maury]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lottie Walker Olivere, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

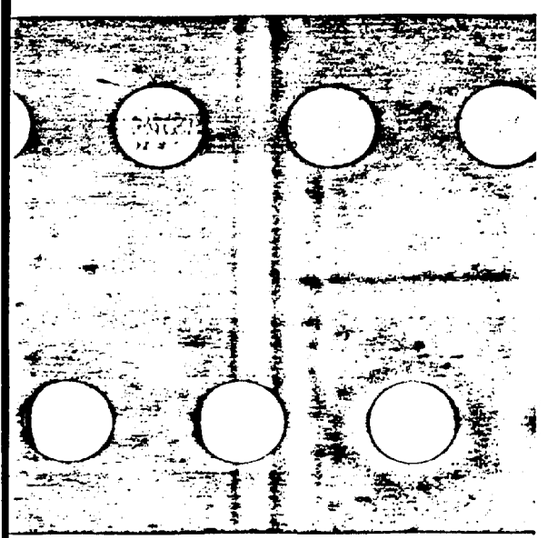
WITNESS my hand and seal at Columbia, Tennessee, this 8th day of May, 1994.

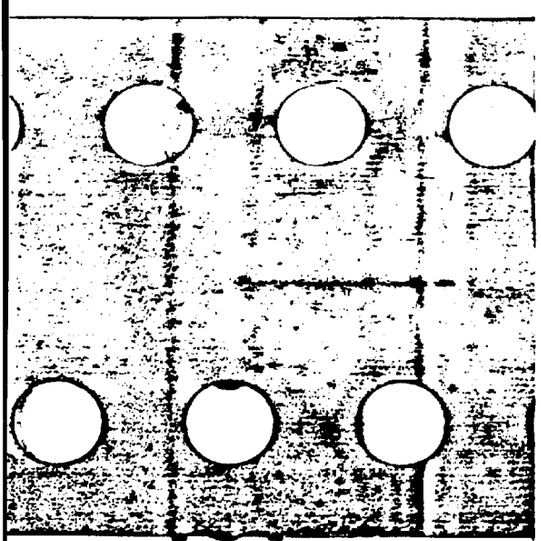
Nancy Woody Walker
NOTARY PUBLIC
My commission expires: 5-17-97

48650
IDENTIFICATION REFERENCE

94 MAY 10 PM 4:19
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

4520 05/10 0101 03CHECK 327.50





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9340 PAGE 838

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	12.00
TOTAL	327.50
CHECK	327.50

05/10/94 01 16:19 0001 4520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48650
IDENTIF. & REFERENCE

94 MAY 10 PM 4:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 789567