(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/07 10:20 2 pgs
Fees:13.00 Taxes:179.12
20070404-0040277

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,410.00

William B. Fariss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2007.

Della L. Hopkins
Notary Public

MY COMMISSION EXPIRES: 1-4-11
(AFFIX SEAL)

DELLA L HOPKINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 4 2011

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B Fariss	Century 21(R) Mortgage (SM)	147030B04900CO
(NAME)	(NAME)	
370 Wallace Rd. Condominium E-10	3000 Leadenhall Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kendall O Johnson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B Fariss, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. E-10, Southern Hills Condominium, according to plat thereof, recorded in Exhibit "A-2" to Master Deed in Book 6594, page 502, Register's Office for said County, to which plat reference is hereby made for more complete details of location and description.

Being the same property conveyed to Kendall O. Johnson, unmarried, from Holly A. Davis, unmarried, by Warranty Deed of record in Instrument No. 20020403-0040479, conveyance dated April 1, 2002, Register's Office for Davidson County, Tennessee.

This transaction is subject to (1) Master Deed of record in Book 6594, page 502, as amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee. (2) By-Laws in Book 6594, page 547, said Register's Office. (3) Charter for Homeowner's Association in Book 6576, page 69, said Register's Office.(4) Sewer Easement in Book 4435, page 29, said Register's Office. (5) Sanitary Sewer and Storm Drainage Easements in Book 6695, page 22, said Register's Office. (6) Any and all matters as shown on plat of record as shown as Exhibit "A-2" in Book 6594, page 540, said Register's Office. (7) 2007 Taxes, a lien not yet due and payable. Said Taxes are hereby prorated with grantor paying said pro rata part to grantee who will be responsible for said Taxes when due and payable.

unimproved ☐

This is improved ☒ property, known as 370 Wallace Rd. Condominium E-10, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 2nd day of April, 2007.

Kendall O Johnson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Kendall O. Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 2nd day of April, 2007.

Commission expires: 1-4-11

DELLA HOPKINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 4 2011

Notary Public