WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$99,500.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **30TH DAY OF SEPTEMBER, 2010.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: (AFFIX SEAL)

RON GARRETT NOTARY OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY ROBERTSON COUNTY

BILL GARRETT, Davidson County:
Trans:T20100062479 DEEDWARR
Recvd: 10/04/10 11:58 3 pgs
Fees:18.00 Taxes:368.15
20101004-0079042

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Joshua Johnson	**NATIONSTAR MORTGAGE, LLC**	**061050A06300CO**
614 Poplar Place	**109 Hazel Path, Units 7&8**	
Nashville, TN 37216	**Hendersonville, TN 37075**	

FOR AND IN 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,

Elmond J. Johnson, an unmarried man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Joshua Johnson, an unmarried man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2010 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All Taxes for the year 2010, a lien not yet due and payable, and all subsequent years.

All matters on the Plan of Record in Plat Book 7534, page 591, as amended in Book 7548, page 612, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Master Deed and By-Laws of record in Book 7733, page 880, Book 7534, page 591, and Book 7548, page 612, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **614 Poplar Place**
Nashville, TN 37216

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 not 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 ever 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 30th day of September, 2010.

Elmond Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Elmond 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MADISON, TN

This 30th day of September, 2010.

Notary Public

My Commission Expires:

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. MAR. 4, 2014
ROBERTSON COUNTY

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 89 as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, page 591, Register's Office for Davidson County, Tennessee, as amended by Amendment of record in Book 7548, page 612, said Register's Office, and as shown and described on the Plan for Poplar Glen, Phase III, of record in Book 6900, page 826, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and Bylaws by instrument of record in Book 7733, page 880, said Register's Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in Master Deed and Bylaws, as may be from time to time as provided therein.

Being the same property conveyed to Elmond J. Johnson, unmarried by Warranty Deed from Levan H. Butler and wife, Betty A. Butler dated May 30, 1997 and filed for record June 3, 1997 in Book 10477, page 697, Register's Office for Davidson County, Tennessee.