B0436

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100078426 DEEDWARR
Recvd: 12/13/10 14:33 2 pgs
Fees:13.00 Taxes:606.43
20101213-0099208

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $163,900.00.

Affiant

Subscribed and sworn to me on December 8, 2010.

NOTARY PUBLIC

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24806SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Julia Ann Otto 3328 Tinney Place Nashville, TN 37217	SAME AS NEW OWNER	136-05-A-127

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael A. Johnson and wife, Gina M. Ross, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Julia Ann Otto, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 94 as shown on Plat of The Enclave at Bayview Estates (formerly known as Bayview Estates), Phase Five, of record as Instrument No. 20040325-0033733 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Michael A. Johnson by Deed from NVR, Inc., a Virginia Corporation t/a Fox Ridge Homes, of record as Instrument No. 20040702-0079505 in the Register's Office for Davidson County, Tennessee; and the same property conveyed to Michael A. Johnson and wife, Gina A. Ross, by Quitclaim Deed from George E. Mudter, Jr., Trustee, dated May 22, 2009, of record as Instrument No. 20090601-0050362 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2011 and subsequent taxes are assumed by the Grantees; and
2. Subject to matters shown on Plan of record as Instrument No. 20040325-0033733 in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, liens, Easements and Restrictions of record as Instrument No. 20030625-0087233, as amended by Instrument No. 20040401-0036662 in said Register's Office.
4. Landscape Agreement of record in Book 10339, page 298, in said Register's Office.
5. Easement to BellSouth of record in Book 11762, page 271, in said Register's Office.
6. Easements of record in Book 3708, page 237; Book 7830, page 233; Book 10085, page 576, and Book 10339, page 233, in said Register's Office.
7. Homeowners' Association Charter of record as Instrument No. 20030717-0100235 in said Register's Office.
8. Quitclaim Deed to Homeowners' Association for open space of record as Instrument No. 20040401-0036663 in said Register's Office.
9. 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.

This property is also known as improved property located at 3328 Tinney Place, Nashville, TN 37217.

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, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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; and GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands on December 8, 2010.

Michael A. Johnson

Gina M. Ross

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 8, 2010, before me personally appeared Michael A. Johnson and Gina M. Ross, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as they free act and deed.

Witness my hand and official seal on December 8, 2010.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE