WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120047913 DEEDWARR
Recvd: 06/29/12 08:39 2 pgs
Fees:13.00 Taxes:1757.50
20120629-0057052

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Sylvia Rapoport
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2012.

Notary Public

DAVID MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: Sylvia Rapoport	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS Map 130-2-A
(NAME) 615 Belle Meade Blvd #119	SAME	Parcel 13.00CO
(ADDRESS) NASHVILLE, TN 37205		BM 27013

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, **ALBERT W. JOHNSON, II, SUCCESSOR TRUSTEE UWO MARTIN A. HAYES, AND ALBERT W. JOHNSON, II, EXECUTOR OF THE ESTATE OF MARGARET HAYES JOHNSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SYLVIA RAPOPORT, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 E-1 on the Plan of Glencourt Condominiums of record in Plat Book 6250, page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof; together with the appurtenant interest in the common elements of Glencourt Condominiums, a horizontal property regime established by Master Deed and Bylaws of record in Book 6396, page 825 rerecorded in Book 6402, page 279 and amendments in Instrument No. 20041013-0123308 and Instrument No. 20100105-0000913, said Register's Office.

Being the same property conveyed to Margaret H. Johnson and Albert W. Johnson, II, Co-Trustees UWO Martin A. Hayes as to a 62.30% undivided interest, and Margaret H. Johnson and Albert W. Johnson, II, Co-Trustees UWO Margaret Hayes as to a 22.95% undivided interest and to Margaret H. Johnson, individually as to a 14.75% undivided interest, as tenants in common, by deed dated September 15, 1998 from Kenneth A. Bouldin and wife, Marianne S. Bouldin, of record in Book 11117, page 536, said Register's Office. Margaret H. Johnson and Albert W. Johnson, II, Co-Trustees UWO Margaret Hayes conveyed their interest in said property to Margaret H. Johnson, individually as tenant in common, a 22.95% undivided interest by Quitclaim Deed of record in Instrument No. 20041207-0145499, said Register's Office. Margaret H. Johnson died October 17, 2010. Margaret Hayes Johnson's individual interest is vested in Albert W. Johnson, II as Executor under her will filed November 4, 2010 , Docket No. 10P1671, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Albert W. Johnson, II is Successor Trustee of the interest vested in the Trust established under the will of Martin A. Hayes.

This conveyance is subject to (a) 2012 Property Taxes; (b) all matters as set forth on the Condominium Plan of record in Plat Book 6250, Page 162, Register's Office of said County; (c) Master Deed and Bylaws of record in Book 6396, page 825 rerecorded in Book 6402, page 279 and amendments in Instrument No. 20041013-0123308 and Instrument No. 20100105-0000913, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons; (d) Charter of record in Book 6420, page 75, said Register's Office and (e) Utility easement of record in Book 5799, page 510, said Register's Office.

unimproved ☐

This is improved ☐ property, known as 615 Belle Meade Blvd #119, Nashville, Tennessee 37205

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 gender.

Albert W. Johnson, II conveys in his fiduciary capacity only and not individually.

Witness my hand this 27th day of June, 2012.

Albert W. Johnson, II, Successor Trustee UWO of Martin A. Hayes

Albert W. Johnson, II, Executor of the Estate of Margaret Hayes Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Albert W. Johnson, II, 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, and who further acknowledged that he is the Successor Trustee of the trust established under the will of Martin A. Hayes and who further acknowledged that he is authorized to execute the within instrument as Successor Trustee of said Trust.

WITNESS my hand and seal this 27th day of June, 2012.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Albert W. Johnson, II, 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, and who further acknowledged that he is the Executor of the Estate of Margaret Hayes Johnson under her will filed November 4, 2010 , Docket No. 10P1671, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division and who further acknowledged that he is authorized to execute the within instrument as Executor of the Estate of Margaret Hayes Johnson.

WITNESS my hand and seal this 27th day of June, 2012.

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015