THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Gilberto I. Mora
17 Woodland Street
Lawrence, MA 01841
SEND TAX BILLS TO:
New Owner

WARRANTY DEED

(Map 133-15-A-071.00CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **ROBERT DALE JOHNSON, III, unmarried**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **GILBERTO I. MORA, married,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, State of Tennessee, being all of Unit No. M-1 of Pagoda Condominiums, created under Title 66, Chapter 27, Section 1010 et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6111, page 22, as amended in Book 9445, page 492, and amended in Book 10458, page 936, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-a of said Master Deed, reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for more complete identification of description of such units.
>
> BEING the same property conveyed to Robert Dale Johnson, III, by Warranty Deed from Tod R. Bushman and Rosanne Tenaglia-Bushman, dated July 23, 2010, of record in Instrument No. 20100804-0061375, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6111, page 22; to restrictive covenants of record in Book 6111, page 22, Book 9445, page 492, and Book 10458, page 936; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 320 Welch Road, Unit M1, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2012 real property taxes which will be prorated at closing and paid by the Grantee.

BILL GARRETT, Davidson County
Trans:T20120051746 DEEDWARR
Recvd: 07/13/12 11:16 2 pgs
Fees:13.00 Taxes:51.80
20120713-0061740

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 11th day of July, 2012.

ROBERT DALE JOHNSON, III

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Dale Johnson III, the 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, this the 11th day of July, 2012.

Notary Public

My Commission Expires: **AUGUST 16, 2014**

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $14,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of July, 2012.

Notary Public

My commission expires: **AUGUST 16, 2014**

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. 20120290