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BILL GARRETT, Davidson County
Trans:T20120066990 DEEDWARR
Recvd: 09/06/12 14:30 2 pgs
Fees:13.00 Taxes:555.00
20120906-0080891

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1241**

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/30/2012**, by and between **Robbie Johnson and Ashley Glover Johnson, husband and wife**, parties of the first part, and **Daniel O Webber, an unmarried man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, a Condominium apratment in Davidson County, Tennessee, of Phase I, Coronada Town Home Condominiums, of record in Plat Book 4860, Page 26, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Robbie Johnson and Ashley Glover as joint tenants with right of survivorship hereinafter by deed from Robbie Johnson of record as Instrument No. 20070516-0058801, said Register's Office. The said Robbie Johnson and Ashley Glover having since married.

Ashley Glover Johnson and Ashley Johnson is one and the same person.

This conveyance is made subject to any and all existing easements, restrictions and Master Deed & By-Laws contained of record.

Parcel ID # **142-8A-16C**
Improved property located at: **109 Fox Trail, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Robbie Johnson

Ashley ~~Glover~~ Johnson

POA

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robbie Johnson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 30th day of August, 2012..

Notary Public

My Commission Expires: 7/6/15

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robbie Johnson** to me known to the persons described in and who executed the foregoing instrument as the Attorney in Fact for Ashley Glover Johnson, and acknowledged that they executed the same as the Attorney in Fact for Ashley Glover Johnson for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 30th day of August, 2012..

Notary Public

My Commission Expires: 7/6/15

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Owner's Name: **Daniel O Webber**

and Address: **109 Fox Trail, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Shelter Mortgage Company, LLC
4000 West Brown Deer Road
Brown Bear, WI 53209

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$150,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 30th day of August, 2012..

Notary Public

My Commission Expires: 11-3-15