(2)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO. (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $181,350.00 Affiant Subscribed and sworn to before me, this 24th day of September, 2012. Notary Public My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120075356 DEEDWARR
Recvd: 10/04/12 10:25 2 pgs
Fees:13.00 Taxes:671.00
20121004-0090919

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael E. Johnson **Barbara V. Johnson**	**New Owner**	**MAP\PARCEL 171-02-0-A-085.00CO**
13334 Durbridge Trail Dr.		
Houston, TX 77065		

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 ACKNOWLEDGE, WE,

Judy Luquire, married, and Shelia Luquire, married

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

Michael E. Johnson and wife, Barbara V. Johnson

HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 85 on the Condominium Site Plan, Phase 3B, Brentwood Villa, of record in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 329, together with the Master Deed and By-Laws of record in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, Book 7423, Pages 567 and 574, and Book 8074, Page 564, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Judy Luquire, unmarried and Shelia Luquire, unmarried by Warranty Deed from Kelli L. Sanderson, unmarried, of record in Instrument No. 20050722-0085707, Dated July 14, 2005, Register's Office for Davidson County, Tennessee. Both Judy Luquire and Shelia Luquire have since married. The subject property has never been the marital residence of either Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6900, Page 329, Register's Office for DAVIDSON County, Tennessee.
PUD Boundry Plat of record in Book 6900, Page 4, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 5155, Page 164, Book 8127, Page 802, Book 8127, Page 782, Book 8128, Page 17, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 6385, Page 814, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Book 6936, Page 895, and amended in Book 7998, Page 249, Book 8267, Page 270, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 8127, Page 666, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 6923, Page 943, and amended in Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, Book 7423, Page 574, Register's Office for DAVIDSON County, Tennessee.

Bylaws of Record in Book 6923, Page 986, and amended in Book 7035, Book 567, Book 8074, Page 564, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas \ elements
Subject to lien for special assessment contained in DCCR's \ Master Deed
Subject to HOA dues - if any
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 255 Glenstone Cir, Brentwood, TN 37027.

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 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 genders.

Witness my/our hand(s) this 24th day of September, 2012.

Judy Luquire by:
Shelia Luquire, attorney in fact
Judy Luquire
By: Shelia Luquire, Attorney-in-Fact

Shelia Luquire

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Shelia Luquire with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Judy Luquire for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Judy Luquire and is authorized by Judy Luquire to execute this instrument on his/her behalf.

Witness my hand, at office, this 24th day of September, 2012.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Shelia Luquire, married , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2012.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-16

File #: **120852DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027