ADDRESS NEW OWNER:
Steven R. Johnson and
Cynthia B. Johnson
500 Landmark Court
Nashville, TN 37211

SEND TAX BILL TO:
Churchill Mortgage Corp.
761 Old Hickory Blvd. Ste. 400
Brentwood, TN 37027

MAP & PARCEL NOS.:
147110C00100CO

BILL GARRETT, Davidson County
Trans:T20130013943 DEEDWARR
Recvd: 02/20/13 08:49 2 pgs
Fees:13.00 Taxes:647.50

20130220-0016665

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229
(No title search was performed by this office.)

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, We, **Dawn Ezell Whitaker and husband, Aaron Whitaker** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Steven R. Johnson and wife, Cynthia B. Johnson** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows, to wit:

Certain Townhouse Unit located in Davidson County, Tennessee, being Unit No. 1 of Landmark Townhomes, as established by Declaration of Covenants, Conditions, and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617, and Instrument No. 20080305-0022273, and further amended in Instrument No. 20081230-0123435, which reference to Unit Site Layout Plan attached as Exhibit(s) to said Declaration and amendments is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the Common Element as set forth in said Declaration, as amended.

Being the same property conveyed to Dawn Ezell and Aaron Whitaker, joint tenants with right of survivorship from Meridian Construction Co., LLC, by Warranty Deed recorded on July 29, 2009, in Instrument No. 20090729-0071000, Register's Office for Davidson County, Tennessee. Dawn Ezell and Aaron Whitaker have since married, and Dawn Ezell is now known as Dawn Ezell Whitaker.

Dawn Ezell is one and the same person as Dawn Ezell Whitaker.

This is property with a common address of **500 Landmark Court, Nashville, TN 37211**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Instrument No. 20080110-0002933; No. 20080220-0016617; No. 20080305-0022273; and No. 20081230-0123435, said Register's office and all matters therein; 3) Restrictive Covenants of record in Instrument No. 20080110-0002933; No. 20080220-0016617; No. 20080305-0022273; No. 20081230-0123435; No. 20110930-0075885, said Register's office; 4) By-Laws in Instrument No. 20110930-0075886, said Register's Office; 5) Quitclaim Deed for Common Area in Instrument No. 20080220-0016618, said Register's Office.

DEW
by LM

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of February, 2013.

Dawn Ezell Whitaker by Lou Moore Attorney in Fact

Dawn Ezell Whitaker by Lou Moore, Attorney in Fact

Aaron Whitaker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Aaron Whitaker,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **15th day of February 2013.**

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February 2013 personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lou Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Dawn Ezell Whitaker, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney to Sell Real Property recorded in Instrument No. 20130220-0016664 in said Register's Office.

Witness my hand and official seal at office, this 15th day of February 2013.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

File No. 1302-018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $175,000.00.

Affiant

Subscribed and sworn before me this 15th day of February, 2013

Notary Public
My Commission Expires: 7-22-14

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON