BILL GARRETT, Davidson County
Trans: T20130026468 DEEDWARR
Recvd: 04/02/13 10:59 2 pgs
Fees: 13.00 Taxes: 1596.55

20130402-0032276

WARRANTY DEED

R-VRES-13-700-509

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Daniel B. Johnson	SWBC Mortgage	
700 12th Avenue South, #509 (ADDRESS)	9311 San Pedro Ave., Ste. 100 (NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	93-13-D-33.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH D. PERRY, UNMARRIED, AND BABATU A. HANSEN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL B. JOHNSON AND GAYLE L. JOHNSON, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. R509 TERRAZZO, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BY-LAWS APPENDED THERETO OF RECORD IN INSTRUMENT NO. 20081223-0122167, AS AMENDED BY INSTRUMENT NO. 20090213-0012915, INSTRUMENT NO. 20090316-0023301, INSTRUMENT NO. 20090325-0026808, INSTRUMENT NO. 20090827-0080784 AND INSTRUMENT NO. 20121017-0095418, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT DESCRIBED IN SAID MASTER DEED AND BY-LAWS. REFERENCE IS HEREBY MADE TO THE PLAN FOR TERRAZZO CONDOMINIUMS OF RECORD IN INSTRUMENT 20081223-0122167, AT EXHIBIT B, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH D. PERRY AND BABATU A. HANSEN, BOTH UNMARRIED BY WARRANTY DEED FROM CJUF II TERRAZZO LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED ON THE 9TH DAY OF JUNE, 2011 IN INSTRUMENT NO. 20110609-0044046, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20051116-0138405; BOOK 6236, PAGE 263; ORDINANCE NO. 72-317 AND OF RECORD IN BOOK 4643, PAGE 498; INSTRUMENT NO. 20060615-0071504; INSTRUMENT NO. 20120521-0043895, INSTRUMENT NO. 20060615-0071498; INSTRUMENT NOS. 20081223-0122305 AND 20090828-0080937; INSTRUMENT NO. 20081223-0122167, AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20090213-0012915, 20090316-0023301, 20090325-0026808, 20090827-0080784 AND 20121017-0095418; INSTRUMENT NO. 20081009-0102619 AND MODIFICATION OF MEMORANDUM OF LEASE RECORDED AT INSTRUMENT NO. 20081230-0123644; INSTRUMENT NO. 20081205-0117745; INSTRUMENT NOS. 20081223-0122168 AND 20090914-0085597; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 700 12th Avenue South, #509, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of March, 2013.

Joseph D Perry by Michele Trueba a Attorney in Fact
Joseph D. Perry by Michele Trueba as Attorney in Fact

Babatu A Hansen by Michele Trueba Attorney in Fact
Babatu A. Hansen by Michele Trueba as Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared MICHELE TRUEBA to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH D. PERRY AND BABATU A. HANSEN and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH D. PERRY AND BABATU A. HANSEN.

Witness my hand and official seal, this the 29th day of March, 2013.

Mary Frances Rudy
Notary Public
My Commission Expires: 5-20-14

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903