Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130032428 DEEDWARR
Recvd: 04/19/13 13:45 2 pgs
Fees:13.00 Taxes:965.70
20130419-0039234

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

Affiant

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

SUBSCRIBED AND SWORN TO BEFORE ME THIS

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael A. Johnson 630 Timber Lane Nashville, TN 37215	New Owner	117-02-OC-015.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Mrs. Leonora Reed Bradley, a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael A. Johnson, an unmarried man

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 15, together with the carport designated No. 15-A of the Regency Park Condominiums (formerly Woodlawn Manor, Inc. Condominiums), a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 3815, Page 778, as amended in Book 3907, Page 839, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, and amended by instruments of record in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, Book 11288, Page 513, as amended and restated in Instrument No. 20031029-0159210, and further amended in Instrument No. 20050531-0060994 and Instrument No. 20110525-0040197, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Regency Park of record in Plat Book 3700, Pages 111-112, in the Register's Office of Davidson County, Tennessee, for a more complete identification and description of such Unit.

BEING the same property conveyed to Mrs. Leonora Reed Bradley, a widow, by Condominium Unit Deed from W. Kirk MacNulty and wife, Joy Joslyn MacNulty, dated 5/1/68 and recorded 5/2/68 in Book 4232, Page 393, in the Register's Office of Davidson County, Tennessee.

The execution of this instrument by the grantor is affected by the signature of her attorney in fact William Tatum Bradley, Jr., pursuant to the specific power of attorney of record in instrument number 20110209-0011470 in the registers office of Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 630 Timber Lane, Nashville, TN 37215.

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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Leonora Reed Bradley
by William Tatum Bradley, II
Leonora Reed Bradley
By: William Tatum Bradley, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 16th day of April 2013, before me personally appeared William Tatum Bradley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Leonora Reed Bradley and acknowledged that she executed the same as their free act and deed for the purposes herein contained by virtue of that Specific Power of Attorney recorded in Book ____, Page ____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 16th day of April 2013

(B) Inst #20110209001147O

NOTARY PUBLIC

My Commission Expires: _____

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016