BILL GARRETT, Davidson County
Trans:T20130058780 DEEDWARR
Recvd: 07/10/13 14:33 3 pgs
Fees:18.00 Taxes:943.50
20130710-0071403

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2013.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Walter Johnson	PrimeLending, a Plainscapital Company	
231 5th Avenue North, Unit 410	18111 Preston Road, Suite 900	093-06-1B-632.00-CO
Nashville, TN 37219	Dallas, TX 75252	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **J. BRANDON MILLER, MARRIED, ANGIE LAWLESS, UNMARRIED, AND JUDY DUERSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN WALTER JOHNSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. FD 410 of The Kress Lofts, Phase II, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Kress Lofts Condominiums of record in Instrument Number 20071220-0146058, amended in Instrument No. 20080331-0032083, Scrivener' s Affidavit of record in Instrument No. 20080118-0006035, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to J. Brandon Miller AKA John B. Miller, Angie Lawless and Judy Duerson, as joint tenants with common law rights of survivorship by Warranty Deed from Art Avenue Lofts, LLC, Tennessee limited liability company of record at Instrument No. 20080425-0042486, Register's Office for Davidson County, Tennessee, dated April 24, 2008, recorded April 25, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 231 5th Avenue North, Unit 410, Nashville, TN 37219.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2013.

J. Brandon Miller AKA John B. Miller

J. Brandon Miller AKA John B. Miller

Angie Lawless

Angie Lawless

Judy Duerson by Angie Lawless, her attorney-in-fact

Judy Duerson by Angie Lawless as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named J. Brandon Miller AKA John B. Miller and Angie Lawless, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2013.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2013, before me personally appeared Angie Lawless, 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 Judy Duerson as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Judy Duerson.

Witness my hand and seal this 9th day of July, 2013.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

Notary Public

My Commission Expires:

Jennifer Yadon, spouse of J. Brandon Miller aka John B. Miller, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Jennifer Yadon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Yadon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2013.

Notary Public

My Commission Expires:

