# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130072215 DEEDWARR
Recvd: 08/21/13 11:01 2 pgs
Fees:13.00 Taxes:684.13
20130821-0088103

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Amanda Harden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ernest L. Johnson Sr. | SWBC Mortgage | 142-07-0-F 052.00 |
| (NAME) | (NAME) | |
| 7252 Highway 70, 1108 | 9311 San Pedro Avenue, Suite 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Adam Hall and wife, Thais Soares Hall, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ernest L. Johnson Sr., unmarried, 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 Lot No. 52, Unit 1108 of Bellevue Common Townhomes, created under Title 66, Chapter 27, Section 101 et seq., as established by a Master Deed recorded as Instrument No. 200007200071772, re-recorded as Instrument No. 200008280084760 in Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit, Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit. * as amended in Instrument No. 20060824-0104869

Being the same property conveyed to Adam Hall and wife, Thais Soares Hall, by Warranty Deed from Christopher Kerr and wife, Tracey Kerr, recorded on the 2nd day of June, 2010 in Instrument No. 20100602-0042254, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 7252 Highway 70, 1108, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 our hands this 12th day of August, 2013.

Adam Hall

Thais Soares Hall

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 12th day of August, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Adam Hall and Thais Soares Hall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015