WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140034321 DEEDWARR
Recvd: 05/16/14 11:49 2 pgs
Fees:13.00 Taxes:1628.00
20140516-0042265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-2-2016
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juanita Marie Cowles	**Same As New Owner**	**Mp 117-3-H**
(NAME) **2600 Hillsboro Pike Number 315**	(NAME)	**Parcel 315.00 CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **AIMEE JOHNS, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUANITA MARIE COWLES,** 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 Unit No. 315 and Storage Space 37 of the Enclave at Hillsboro Village, a Condominium Development, 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 The Enclave at Hillsboro Village, a Condominium Development, of record in Instrument No. 20051005-0119789, as amended in Instrument NO. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davison County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Mater Deed.

Being the same property conveyed to Aimee Johns, unmarried by Warranty Deed from Gajanan M. Sabnis and wife, Sharda G. Sabnis, filed for record on June 17, 2009 in Instrument No. 20090617-0056287, Register's Office for Davidson County, Tennessee.

Aimee Johns and Aimee Lynn Johns are one and the same.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) Master Deed and By-Laws, of record as Instrument No. 20051005-0119789, as amended in Instrument no. 20060210-0016562 and Instrument No. 20060919-0116052, said Register's Office; and (c) Charter of Condo Assoc of record in Instrument No. 20050926-0115605 and re-record in Instrument No. 20050928-0116816, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2600 Hillsboro Pike Number 315, Nashville, TN 37212**

(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 my hand this 15th day of May, 2014.

Aimee Johns
by: Debbie Owen, Atty in Fact

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By: Debbie Owen, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2014, before me personally appeared, **Debbie Owen**, 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 **Aimee Johns** and acknowledged that she executed the same as the free act and deed on behalf of **Aimee Johns**.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2014.

Commission expires:

Robert L Scruggs
Notary Public