BILL GARRETT, Davidson County
Trans:T20140039240 DEEDWARR
Recvd: 06/04/14 13:16 2 pgs
Fees:13.00 Taxes:2828.65
20140604-0048442

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53339
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jason Michael Jamie Michael 310 Whitworth Way Nashville, Tennessee 37205	New Owner

TAX MAP-PARCEL NUMBERS: 104140H03300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$764,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert A. Johnson and wife, Catherine B. Johnson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason Michael and spouse, Jamie Michael** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Whitworth, Phase III, Section I of record in Book 7900, pages 866, 867 and 868, amended in Book 9582, page 834, and Book 10270, page 34, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert A. Johnson and wife, Catherine B. Johnson by Warranty Deed from Gordon Robinson and Michael S. Burchfield, dated June 27, 2002 and recorded on July 8, 2002 of record in Doc. No. 20020708-0081959, rerecorded in Doc. No. 20020710-0083020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Pages 866, 867 and 868, amended in Book 9582, page 834 and in Book 10270, page 34, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Stormwater Detention Agreement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10633, page 334, said Register's Office. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage of record in Book 10360, page 307 and Book 10360, page 372, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 9567, page 185, Book 9567, page 216, Book 9567, page 259, Book 9567, page 301, Book 9738, page 770, Book 10503, page 139, Doc. No. 20100615-0046543, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 310 Whitworth Way, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of June, 2014.

Robert A. Johnson

Catherine B. Johnson

State of TENNESSEE
County of DAVIDSON

On this 2nd day of June, 2014 , before me the undersigned authority, personally appeared Robert A. Johnson and Catherine B. Johnson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $764,500.00

Affiant

Sworn and subscribed before me this the 2nd day of June, 2014

My Commission Expires: 3/25/18

Notary Public

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY