BILL GARRETT, Davidson County
Trans:T20140046248 DEEDWARR
Recvd: 06/30/14 10:37 2 pgs
Fees:13.00 Taxes:240.50
20140630-0056979

JAQUELINE GARCIA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $65,000.00 Affiant Subscribed and sworn to before me, this 18th day of June, 2014. Notary Public My commission expires: 3-6-18

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Davidson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Libia Aurora Soler Medina	**New Owner**	**Map\Parcel: 162-01-0-B-071.00CO**
474 Claircrest Drive		
Nashville, TN ~~37210~~ 37013		

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 ACKNOWLEDGE, WE,

Ralph Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Libia Aurora Soler Medina, a married woman

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. 71, Clairmont, Phase 2, as of record in Book 6050, Page 323, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ralph Johnson by Cash Deed for Tennessee from Andrew M. Cuomo, Secretary of Housing and Urban Development, of record in Book 11283, Page 164, dated January 4, 1999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6050, Page 323, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6988, Page 542 amended in Book 7269, Page 223, Book 7891, Page 590, Book 8027, Page 258, Book 8027, Page 261, Book 8027, Page 264 and Book 8784, Page 328, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Book 8380, Page 642, Book 7000, Page 153, Book 7370, Page 995 and Book 8673, Page 523, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Book 6200, Page 393, Register's Office for DAVIDSON County, Tennessee.
Agreement of record in Instrument No. 20011101-0119075, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 6988, Page 536, Book 7960, Page 128, Book 8168, Page 430 and Book 8172, Page 28, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Book 6988, page 552, amended in Book 8108, Page 913 and Book 8251, Page 180, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.

Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: **474 Claircrest Drive, ~~Nashville~~ Antioch 37013, TN ~~37211~~.**

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 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/our hand(s) this 18th day of June, 2014.

Ralph Johnson

Ralph Johnson

Mary Johnson, spouse of **Ralph Johnson**, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

Mary Johnson

Mary Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Ralph Johnson and wife, Mary Johnson, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2014.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

COMMISSION EXPIRES JUNE 25, 2017

File #: **140294JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027