BILL GARRETT, Davidson County
Trans:T20140065733 DEEDWARR
Recvd: 09/04/14 10:02 2 pgs
Fees:13.00 Taxes:518.00
20140904-0080848

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-FSBO-14-812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron C. Elliott	**First Community Mortgage, Inc. and MERS, Inc.. solely as nominee for First Community Mortgage Inc.**	
(NAME) **812 Spence Enclave Lane**	(NAME) **275 Robert Rose Drive**	**94-16-E-53.00 CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TONY L. JOHNSON, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AARON C. ELLIOTT, UNMARRIED** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 53, SPENCE ENCLAVE TOWNHOMES, A PLANNED UNIT DEVELOPMENT, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061115-0141672, amended at Instrument Nos. 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, Scrivener's Affidavit recorded at Instrument No. 20100428-0032407, amended at Instrument No. 20121116-0105801, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tony L. Johnson by Warranty Deed from R. J. York Homes, LLC, recorded on the 4th day of November, 2009 in Instrument No. 20091104-0102094, in the Register's Office of Davidson County, Tennessee..

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061115-0141672, as amended at Instrument Nos. 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915;
- Easement for slope of record in Book 5015, Page 699;
- Easement for slope and drainage of record in Book 5451, Page 769;
- Easement for electric power line granted to Tennessee Electric Power Company by document of record in Book 437, Page 45;
- Easement for electric power transmission lines granted to United States of America by document of record in Book 1814, Page 597;
- Easement for electric power transmission lines granted to United States of America by document of record in Book 1814, Page 594;
- Easement for right-of-way of Lebanon Pike granted to the State of Tennessee by document recorded in Book 2704, Page 419;
- Easement for electric power line granted to Tennessee Electric Power Company by document of record in Book 437, Page 54;
- Easement for electric power transmission lines granted to United States of America by document of record in Book 2026, Page 616;
- Sign lease between Lamar Corporation (as Lessee) and Jennie Peek (as Lessor) of record in Book 7672, Page 112. This Agreement contains restrictions as to the use of advertising.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5666, Page 656;
- Stormwater Detention Agreement of record in Instrument No. 20051219-0151715;

- Exception to Easement of record in Instrument No. 20060210-0016418;
- Exception to Easement of record in Instrument No. 20060210-0016424;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **812 Spence Enclave Lane, Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF AUGUST, 2014.

Tony L. Johnson by Laura Mitchell, attorney-in-fact
Tony L. Johnson by Laura Mitchell, Attorney-In-Fact

Ashley E. Searcy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 TONY L. JOHNSON, and who acknowledged he/she/they executed the same as the free act and deed of the said TONY L. JOHNSON.

Witness my hand and official seal, this the 29th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY E. SEARCY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212