Davidson County DEEDWARR
Recvd: 12/09/14 07:46 2 pgs
Fees:13.00 Taxes:814.00
20141209-0112445

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112328**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me, this 5th day of December, 2014. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Josh Johnson 1005 Woodbury Falls Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 128120C11300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rickey S. Theel**(*"Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Josh Johnson**, ** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: *unmarried

**AKA Joshua Coats Johnson unmarried

Land in Davidson County, Tennessee, being Unit 1005, WOODBURY TOWNHOMES, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278, and as shown on plats recorded at Instrument No. 20050216-0017693 and Exhibit E of said Declaration of Covenants, Conditions and Restrictions, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rickey S. Theel, an unmarried individual by Special Warranty Deed from Marquis Homes, LLC., a limited liability company, recorded on the 2nd day of May, 2007 in Instrument No. 20070502-0052413, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, WOODBURY TOWNHOMES, as recorded in Instrument No. 20050216-0017693 and Exhibit E of Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20060310-0028278.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060310-0028278, amended at Instrument No. 20080201-0010772.

Charter of Woodbury Townhomes Homeowners Association, Inc. recorded at Instrument No. 20060309-0027744 and Exhibit B of Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20060310-0028278.

Easement for Utilities and Sanitary Sewer, recorded in Book 5074, Pages 856 and 945.
Terms and provisions of by-Laws recorded in Exhibit C of Declaration of Covenants, Conditions and Restrictions at Instrument No. 20060310-0028278.

Stormwater Detention as set forth in instrument recorded in Instrument No. 20050118-0005578.
Conveyances to the State of Tennessee recorded in Book 8083, Pages 534, 541 and 547.

This is improved property located at **1005 Woodbury Falls Drive Nashville TN 37221**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2014.

Rickey S. Theel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rickey S. Theel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017