This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140095863 DEEDWARR
Recvd: 12/23/14 09:37 2 pgs
Fees:13.00 Taxes:1979.50
20141223-0117222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $535,000.00.

Affiant

Subscribed and sworn before me this the 12th day of December, 2014.

Notary Public
My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Martin Bennett Johnson 916 B South Douglas Avenue Nashville, TN 37204	New Owner	105-13-0K-002.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTINA SORENSON AND MATTHEW HODGE, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARTIN BENNETT JOHNSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land to Davidson County, Tennessee, being Private Element Unit A, on the Plan of 916 South Douglas Condominiums, a Condominium (Horizontal Property Regime with Private Elements as defined to Tenn. Code Ann. 66-27-101 et seq.) located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 916 South Douglas Condominiums, a Condominium of record in Instrument Number 20110406-0026476, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive Covenants Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants of 916 South Douglas Condominiums, a Condominium, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20110406-0026476, said Register's Office, are hereby incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

BEING the same property conveyed to Hays & Associates, LLC, by Warranty Deed from Eva Marie Carney, Executor of The Estate of Mary Ella McDonald, dated 12/29/2010, recorded 1/07/2011, and of record in Instrument No. 20110107-0002199, in the Register's Office for Davidson County, Tennessee.

Being further conveyed to Christina Sorenson and Matthew Hodge, wife and husband, by Deed of Correction from Hays & Associates, LLC, dated 5/20/2013, recorded 12/4/2014, and of record in Instrument No. 20141204-0111173, Register's Office for Davidson County, Tennessee.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 916 A South Douglas Avenue, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 12th day of December, 2014.

Christina Sorenson by Mary Virginia Hodge Her Attorney in Fact

Matthew Hodge by Mary Virginia Hodge His Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

On this 12th day of December, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Mary Virginia Hodge with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Matthew Hodge, by his Power of Attorney dated December 8, 2014, and who acknowledged that he executed the same as the free act and deed of Matthew Hodge.

Witness my hand and official seal this 12th day of December, 2014

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

On this 12th day of December, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Mary Virginia Hodge with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Christina Sorenson, by her Power of Attorney dated December 8, 2014, and who acknowledged that he executed the same as the free act and deed of Christina Sorenson

Witness my hand and official seal this 12th day of December, 2014

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY