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

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $317,775.00.

Affiant

Subscribed and sworn before me this the 6th day of February, 2015.

Notary Public
My commission expires: 1/15/17

BILL GARRETT, Davidson County
Trans:T20150013451 DEEDWARR
Recvd: 02/24/15 13:48 2 pgs
Fees:13.00 Taxes:1175.77
20150224-0015838

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rojalin Joshi	FirstBank	091080F00200CO
4609 A Kentucky Ave	318 Seaboard Lane, Ste 205	
Nashville, TN 37209	Franklin, TN 37067	

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, HAROLD G. JOHNSON, JR, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROJALIN JOSHI, AN UNMARRIED WOMAN, 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 in Davidson County, Tennessee, being Unit "B" 4609 Kentucky Avenue Townhomes a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for 4609 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140902-0079472, 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 4609 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "A" to said Declaration appearing in Instrument No. 20140902-0079472, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein fora more complete identification and description of said Unit.

Being a portion of the same property conveyed to Harold G. Johnson, Jr., by Warranty deed from Mary Belle Buchanan of record in Instrument No. 20140730-0067972 Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on July 30, 2014.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 4609 A Kentucky Ave, Nashville, TN 37209.

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 6th day of February, 2015.

Harold G. Johnson, Jr.,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold G. Johnson, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of February, 2015.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY