THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
,NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20150023115 DEEDWARR
Recvd: 03/30/15 14:37 2 pgs
Fees:13.00 Taxes:610.50
20150330-0027300

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVDISON)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Peggy Earline Northcutt
Affiant

Subscribed and sworn to before me as of the 23rd day of March, 2015.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard Earl Northcutt and **Peggy Earline Northcutt** 4119 Westhawn Drive Nashville, TN 37209	SAME	131-01-0D-171.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Pamela J. Johnson, unmarried**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Richard Earl Northcutt and wife, Peggy Earline Northcutt,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being a part of the Georgetown Condominiums of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, the part hereby described as follows:

Being Unit No. 171 on said plan and described by the Master Deed Establishing a Horizontal Property Regime with Respect to Georgetown Condominiums of record in Book 5211, Page 325, said Register's Office.

Being the same property conveyed to Pamela J. Johnson, unmarried by Warranty deed from Oneta Varnado, Trustee, U/A/D May 29, 1997, Varnado Revocable Living Trust, and Carol E. Varnado of record in Instrument No. 20000928-0096236 Register's Office for Davidson County, Tennessee, dated September 27, 2000 and recorded on September 28, 2000.

Being improved property known as 5025 Hillsboro Pike, 20-E Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does

covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Georgetown Apartments of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee. (Only affects the common areas and not the individual units)

3. Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.

5. Subject to rights of others in and to the common areas and/or elements.

6. Real property taxes for 2015 have been prorated at closing and are assumed by Grantee.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 23rd day of March, 2015.

Pamela J. Johnson

Pamela J. Johnson by attorney-in-fact Linda F. Burnsed

By: att-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned a Notary Public of the State and County aforementioned, personally appeared Linda F. Burnsed, Attorney-in-Fact, 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 on behalf of Pamela J. Johnson, as her Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of Pamela J. Johnson, for the purpose contained herein.

Witness my hand and official seal in Nashville, Tennessee, this 23rd day of March, 2015.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016