# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/15 15:47 3 pgs
Fees:18.00 Taxes:1184.00
**20150415-0033441**

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

**THIS INSTRUMENT WAS PREPARED BY**
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James W. Johnson III | Same As New Owners | 117-3-H-321.00 |
| (NAME) | (NAME) | |
| P.O. Box 310 | | |
| (ADDRESS) | (ADDRESS) | |
| Angier, NC 27501 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James A. Whetstone and Karli W. Datish and Douglas Datish, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James W. Johnson III and Connie A. Johnson, husband and wife, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Unit No. 321 of The Enclave at Hillsboro Village, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of The Enclave at Hillsboro Village, a Condominium Development, of record in Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.**

**Being the same property conveyed to James A, Whetstone and Karli M. Whetstone by Warranty Deed from Nashville Enclave L.P., A Texas Limited Partnership (F/K/A Nashville Enclave Apartments, L.P., A Texas Limited Partnership, filed for record on June 13, 2006 as Instrument No. 20060613-0070382, Register's Office for Davidson County, Tennessee. Karli M. Whetstone has since married and now goes by Karli W. Datish.**

Douglas Datish joins in executing this Warranty Deed to convey any and all marital rights he may have in said property.

This property was not a homestead property for James A. Whetstone.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) Restrictive covenants contained by Master Deed and Bylaws as Instrument No. 20051005-0119789, amended as Instrument No. 20060210-0016562, second amendment recorded as Instrument No. 20060919-0116052, said Register's Office; and (d) Charter of record as Instrument No. 20050928-0116816 said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2600 Hillsboro Pike Apt. 321, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 14th day of April, 2015.

James A. Whetstone
By Karli W Datish, Attorney-in-Fact

Karli W. Datish

Douglas Datish

State of Tennessee
County of Davidson

Personally appeared before me, **Karli M Whetstone and Douglas Datish,** with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of April, 2015.




My Commission Expires: _____

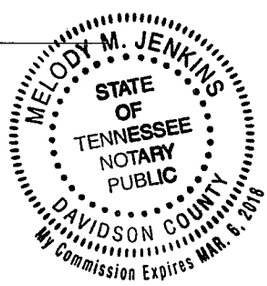
Notary Public Robert L. Scruggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2015, before me personally appeared, **Karli W. Datish**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **James A. Whetstone** and acknowledged that she executed the same as the free act and deed on behalf of **James A. Whetstone.**

Witness my hand and official seal this 14th day of April, 2015.

My Commission Expires: _____




Notary Public

File No.: 31115071

Certificate of Authenticity

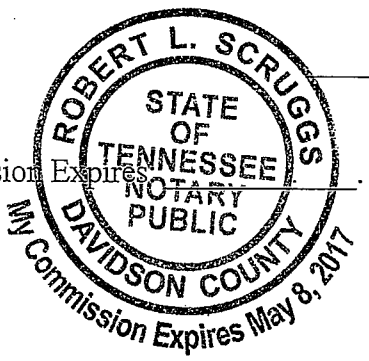
I, Melody M. Jenkins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Robert L. Scruggs, a notary public for this county and state, Melody M. Jenkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature




My Commission Expires _____.