BILL GARRETT, Davidson County
Trans:T20150038375 DEEDWARR
Recvd: 05/18/15 12:35 2 pgs
Fees:13.00 Taxes:721.50
20150518-0045500

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of May, 2015.

KAYLA E. LODGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2016

Notary Public

My commission expires: 5/3/16

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Reid L. Johnson and Cheryl D. Johnson	**Pinnacle Bank**	**Map\Parcel: 173-09-0-A-765.00CO**
3102 Fyffe Lane	**150 3rd Avenue South, Ste. 900**	
Nashville, TN 37211	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Madelyn M. King, a married woman

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Reid L. Johnson and wife, Cheryl D. Johnson

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 Lot No. 648 on the Plan of Resubdivision of Lots 638 through 649, Phase Eight, Lenox Village, of record in Plat at Instrument No. 20080508-0047734, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Madelyn M. King by Quitclaim Deed from Matthew J. Barrios of record in Instrument No. 20150318-0023334, Register's Office for Davidson County, Tennessee, dated March 09, 2015 and recorded on March 18, 2015. Also being the same property conveyed to Matthew J. Barrios, a single person, and Madelyn M. King, a single person, as tenants in common with right of survivorship, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20101109-0090056, Register's Office for Davidson County, Tennessee, dated November 08, 2010 and recorded on November 09, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; all matters shown on the Plan of record in Plat at Instrument No. 20080508-0047734; Matters shown on Plan of record in Instrument Number 20070413-0044640; Master Deed Restrictions of record in Instrument No. 20020315-0032825, made applicable in Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382; Declaration of Covenants, Conditions and Restrictions with HOA By-Laws appended thereto, of record in Instrument Number 20020315-0032826, made applicable in Instrument No. 20021226-0158458, Instrument No. 20060321-0032383, Instrument No. 20040526-0062220 and Instrument No. 20050113-0005133; Charter for HOA of record in Instrument Number 20010412-0045831; Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20010918-0100849 and Instrument No. 20010918-0100851; Stormwater Detention Agreements

of record in Instrument Number 20020628-0078164 and Instrument No. 20051213-0149579; Easements for Sanitary Sewers, Storm Drainage and Water Mains with Appurtenances of record in Instrument Number 20010918-0100850 and Instrument No. 20010918-0100852; Restrictive Covenant for Detached Structure of record in Instrument Number 20100916-0073570, all RODC, TN. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3102 Fyffe Lane Nashville, TN 37211.

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 that I am 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 I 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 hand this 7th day of May, 2015.

Madelyn M. King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Madelyn M. King, the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2015.

Notary Public

My Commission Expires: 10/2/17

File #: 5015085
RECORD & RETURN TO:
Solomon|Parks Title & Escrow, LLC
415 Main Street
Franklin, TN 37064

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY