This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20150041695 DEEDWARR
Recvd: 05/29/15 10:09 3 pgs
Fees:18.00 Taxes:1202.50
20150529-0049559

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael A. Johnson, an unmarried man,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Charles S. Welch and wife, Desaree J. Welch**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

The land referred to in this Commitment is described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 15, together with the Carport Designated No. 15-A of the Regency Park Condominiums (formerly Woodlawn Manor, Inc. Condominiums), a Horizontal Property Regime, created under Title 66, Section 27-101 et seq., as amended, Tennessee code Annotated, and as established bya Master Deed of record in Book 3815, page 778, as amended in Book 3907, page 839, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, and amended by instruments of record in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83, Book 11288, page 513, as amended and Restate in Instrument No. 200310290159210 and further amended in Instrument No. 200505310060994 and Instrument No. 201105250040197, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Regency Park of record in Plat Book 3700, pages 111-112, in the Register's Office of Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Michael A. Johnson, an unmarried man by deed dated April 16, 2013 from Mrs. Leonora Reed Bradley, a widow of record in Instrument No. 201304190039234, said Register's Office.

MAP AND PARCEL: 117-2C-15CO

This property is known as 630 Timber Lane, Nashville, TN 37215

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

SUBJECT to Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

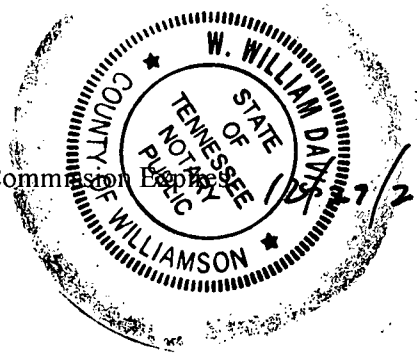
WITNESS Grantor's hand this the 27th day of May, 2015.

Michael A. Johnson -Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael A. Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27 day of May, 2015.



NOTARY PUBLIC

My Commission Expires: 1/25/2016

Grantee(s) Name, Address:	Send Tax Statement To:
Charles S. Welch	New Owner
630 Timberl Lane	
Nashville, TN 37215	

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$325,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 28th day of May, 2015.

Affiant

(Seal)

Notary Public

My commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018