Box 10-B

BILL GARRETT, Davidson County
Trans:T20150043083 DEEDWARR
Recvd: 06/02/15 14:27 2 pgs
Fees:13.00 Taxes:253.45
20150602-0051282

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILLIP E. JOHNSON	**SAME**	**119-14-0A-110.00 CO**
(NAME) **2929 SELENA DRIVE, G-110**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ANGLEA D. ALEXANDER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP E. JOHNSON,** HEREINAFTER CALLED THE GRANTEE, HER 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. 110, Building G, as shown on the Site Plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, 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 Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to ANGELA D. ALEXANDER, by deed from MICHAEL R. MAST, SHERYL M. CAIN AND MARTIN D. MAST, SOLE HEIRS TO THE ESTATE OF DONALD W. MAST, of record in Instrument No. 20050322-0031381, dated March 14, 2005, said Register's Office. Pursuant to Marital Dissolution Agreement and Final Decree of Divorce RONNIE GREEN further conveyed any and all his interest by Quitclaim Deed to ANGELA ALEXANDER, of record in Instrument No. 20050805-0092424, dated July 7, 2005, said Register's Office.

This conveyance is subject to all matters as shown on the Plan of record in Plat Book 5200, page 520, said Register's Office; Master Deed of record in Book 5552, page 732, as amended in Book 6058, page 320; Restrictive Covenants as set out in the Deed(s) of record in Book 909, page 48, Book 919, page 393, Book 919, page 628, Book 928, page 752, Book 1001, page 539, Book 946, page 252, and Book 1579, page 387; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3645, page 9, Book 3822, page 25, Book 4259, page 977, and Book 4260, page 332; Easement granted unto BellSouth Telecommunications, Inc. of record in Book 11362, page 523; and any and all other matters which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2929 SELENA DRIVE, UNIT G-110, NASHVILLE, TN 37211**
(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 hand this 1st day of June, 2015.

Angela D. Alexander

ANGELA D. ALEXANDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Angela D. Alexander,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of **JUNE, 2015.**

My commission expires: NOVEMBER 5, 2018



Lee A. Cohen
Notary Public