BILL GARRETT, Davidson County
Trans:T20150065383 DEEDWARR
Recvd: 08/06/15 14:23 2 pgs
Fees:13.00 Taxes:1502.20

20150806-0078515

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater is $406,000.00.

Affiant

Subscribed and sworn before me this the 4th day of August, 2015.

Notary Public
My commission expires: 1/15/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Blake M. Bernard	Mortgage Investors Group	083-03-0K-001.00
2303 A Carter Ave	8320 East Walker Springs Lane	
Nashville, TN 37206	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HAROLD GAIL JOHNSON, JR, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BLAKE M. BERNARD, AN UNMARRIED MAN AND HANNAH LANFORD, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Unit No. A on the Plan of 2303 Carter Avenue Townhomes, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of 2303 Carter Avenue Townhomes of record in Instrument No. 20140929-0089229, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description;

Being the same property conveyed to Richard R. Woods, Sr and wife, Vera C. Woods by Warranty deed from Mary Edith Woods of record in Instrument No. 20000314-0026130 Register's Office for Davidson County, Tennessee, dated February 22, 2000 and recorded on March 14, 2000.

Being the same property conveyed to Harold Gail Johnson, Jr by Warranty deed from Richard R. Woods Sr and wife, Vera C. Woods of record in Instrument No. 20140617-0052769 and Affidavit of Scrivener's Error recorded on September 29, 2014, in Instrument No. 20140929-0089228 Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on June 17, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2303 A Carter Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 4th day of August, 2015.

Harold Gail Johnson, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold Gail Johnson, Jr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of August, 2015.

My commission expires:
9-10-2018

Notary Public

