WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150075275 DEEDWARR
Recvd: 09/03/15 10:26 2 pgs
Fees: 13.00 Taxes: 556.85
20150903-0089873

JANE GRAVES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Ste 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy D'Andrea	Same address	Map 161-16-A
(NAME)	(NAME)	
146 Shadow Glenn Drive	as new Owner	Parcel 36.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Daniel Ryan Johnson and Kathryn Irene Johnson, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amy D'Andrea,** 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 36 of Building 6 of Townhomes of Shadow Glen, as shown on Exhibit A, Second Supplementary Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20041021-0126776, re-recorded as Instrument No. 20041025-0128065, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel Ryan Johnson and Kathryn Irene Johnson by Warranty Deed from Kristofer P. Plan and Kristy L. Plan, filed for record on September 26, 2008 as Instrument No. 20080926-0097906, Register's for Davidson County, Tennessee.

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 in 20040315-0029248; corrected in Instrument No. 20040317-0030572 and Instrument No. 20040720-0086706; supplemented in Instrument No. 20040713-0083179, corrected in Instrument No. 20040720-0086707, supplemented in Instrument No. 20041021-0126776 and re-recorded in Instrument No. 20041025-0128065; supplemented in Instrument No. 20050118-0005927, in Instrument No. 20050317-0029206, in Instrument No. 20050425-0045905, amended in Instrument No. 20050520-0056887, supplemented in Instrument No. 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112, said Register's Office; and (c) Charter of record in Instrument No. 20040316-0029917, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 146 Shadow Glenn Drive, 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/our hands this 26th day of August, 2015.

Daniel Ryan Johnson

Kathryn Irene Johnson

State of Tennessee
County of Davidson

Personally appeared before me Daniel Ryan Johnson and Kathryn Irene Johnson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of August, 2015.

Notary Public

My Commission Expires: _____

File No.: 73015203

