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

FTEC File 32715

Davidson County	DEEDWARR
Recvd: 11/12/15 10:41	3 pgs
Fees:18.00 Taxes:1776.00	
20151112-0114873	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater is $480,000.00.

Affiant

Subscribed and sworn before me this the 10th day of November, 2015.

Notary Public
My commission expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Molly Hassett Michael Carter Blanton 3516 Hillsdale Ave, Nashville, TN, 37205	Molly Hassett Michael Carter Blanton 3516 Hillsdale Ave, Nashville, TN, 37205	090-E-J-006.00

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 G. JOHNSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MOLLY HASSETT, unmarried, and MICHAEL CARTER BLANTON, unmarried, Tenants In Common with Right 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:

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of 3514 Hillsdale Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20141212-0114129, revised in Instrument No. 20151105-0112895, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the aforementioned revised Declaration, and being located upon Lot No. 8 on the Plan of Wrenwood of record in Plat Book 1130, page 55, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Harold G. Johnson by deed dated November 4, 2014 from Linda K. Catignani and husband Robert J. Catignani, of record in Instrument No. 20141106-0102732, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 3514 Hillsdale Ave, Nashville, TN, 37205.

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 10th day of November, 2015.

HAROLD G. JOHNSON

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state HAROLD G. JOHNSON, 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 10th day of November, 2015.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GERALD G. PATTERSON, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

