WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150099452 DEEDWARR
Recvd: 11/23/15 12:29 2 pgs
Fees: 13.00 Taxes: 1243.20
20151123-0118566

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $336,000.00.

Ann M. Vanderhoof
Affiant

Subscribed and sworn to before me on November 20th, 2015.

Hillary Torrence
NOTARY PUBLIC
My Commission Expires: 11-28-16

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dale Chaffin and Sherry Chaffin 3501 Hillcrest Drive Hays, KS 67601	New Owner	131-02-0D-010.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL D. JOHNSON, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DALE CHAFFIN AND SHERRY CHAFFIN, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 in Hillsboro Hall, Phase I, a Private Element Horizontal Property Regime (Being the Plan of The Village at Hillsboro), located at 4204 Hillsboro Pike, Davidson County, Tennessee, and described in a Declaration, of record in Book 11713, Page 350, and as shown in Plat Book 11700, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL D. JOHNSON, UNMARRIED, by deed from JOHN T. LONG, UNMARRIED, of record in Instrument No. 20051216-0151171, dated December 15, 2005, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4204 Hillsboro Pike, Unit 110, Nashville, TN 37215.

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 GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his 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 our hands on November 20, 2015.

Grantor:

Michael D. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 20th day of November, 2015.

Notary Public

My Commission Expires March 3, 2019

My commission expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY