WARRANTY DEED

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $136,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7851 JOHNSON JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Glenn D. Johnson and Miriam R. Johnson	same	131-1-D-218.00 CO
5025 Hillsboro Pike, Unit 23X		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RICKY DONALD JOHNSON AND WIFE DENA MABE JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GLENN D. JOHNSON AND MIRIAM R. JOHNSON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5025 Hillsboro Pike, Unit 23X, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 15th day of December, 2015.

Ricky Donald Johnson by Brenda K Akin, Attorney in Fact
Ricky Donald Johnson by Brenda K. Akin, attorney-in-fact

Dena Mabe Johnson by Brenda K Akin, Attorney in Fact
Dena Mabe Johnson by Brenda K. Akin, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 15th day of December, 2015, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Brenda K. Akin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Ricky Donald Johnson and Dena Mabe Johnson for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Ricky Donald Johnson and Dena Mabe Johnson.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans: T20150106694 DEEDWARR
Recvd: 12/17/15 14:27 2 pgs
Fees: 13.00 Taxes: 506.53
20151217-0127113

EXHIBIT A - LEGAL DESCRIPTION

A certain Condominium Apartment in Davidson County, Tennessee, being Unit 218, also known as Unit No. and/or Apartment No. 23X, on the Plan of Georgetown Condominiums, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee code annotated, and as established by the Master Deed for Georgetown, as of record in Book 5211, Page 325, as amended in Book 5616, Page 133 and Book 6079, Page 516, 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 said master deed. Reference is hereby made to the plat for Georgetown, for proper identification. Being the same property conveyed to Ricky Donald Johnson and wife, Dena Mabe Johnson by Warranty Deed from Molly C. Haslam, an unmarried woman, recorded on the 27th day of August, 2007 in Instrument No. 20070827-0102727, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed on behalf of Ricky Donald Johnson and Dena Mabe Johnson pursuant to a power of attorney executed by the same on 11/21/2015, and filed in Instrument # 20151217-0137111, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF GEORGETOWN CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 4, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 5251, Page 854 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of By-Laws of The 5025 Hillsboro Homeowners' Association recorded in Book 5211, Page 345, amended in Book 5616, Page 133 and Book 6079, Page 516.

f. Charter of 5025 Hillsboro Homeowner's Association recorded in Book 5233, Page 459.

g. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PLAN OF GEORGETOWN CONDOMINIUMS of record in Book 5211, Page 325 , as amended by instrument(s) of record in Book 5616, Page 133 and Book 6079, Page 516; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

h. Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4308, Page 575.

i. Easement for electric recorded in Book 7873, Page 859 and Instrument No. 20020122-0008269.

j. Resolution recorded at Instrument No. 20120731-0067332.

k. Easement to Comcast recorded at Instrument Nos. 20110620-0047283 and 20150505-0040558.