WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160030469 DEEDWARR
Recvd: 04/14/16 15:20 2 pgs
Fees: 13.00 Taxes: 2479.00
20160414-0035901

G-BH-16-1002A-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anna Barker Johnson	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**105-09-0Z-001.00**
1002A Caldwell Avenue	**841 Seahawk Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRAHAM BUILT CONSTRUCTION, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNA BARKER JOHNSON AND JUSTIN JOHNSON, WIFE AND HUSBAND** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of 1002 Caldwell Avenue Townhomes, a Horizontal Property Regime with Private Elements, as described in the Declaration of Covenants, Conditions and Restrictions for 1002 Caldwell Avenue Townhomes of record in Instrument Number 20150121-0006000, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and related to the units, property, co-owners and tenants of 1002 Caldwell Avenue Townhomes contained in said Declaration, the Plat filed as Exhibit "C" to said Declaration and Bylaws appended thereto as Exhibit "B" are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Bradley Homes, LLC dba Graham Construction of Tennessee, LLC, a Tennessee limited liability company by Quitclaim deed from Dowd Development and Design, LLC of record in Instrument No. 20150220-0014806 Register's Office for Davidson County, Tennessee, dated February 13, 2015 and recorded on February 20, 2015. The said Bradley Homes, LLC dba Graham Construction of Tennessee, LLC is now known as Graham Built, LLC as filed of record with the State of Tennessee.

Being a part of the same property conveyed to Dowd Development & Design, LLC by Warranty deed from Magness Group, Inc. of record in Instrument No. 20141126-0109193 Register's Office for Davidson County, Tennessee, dated November 21, 2014 and recorded on November 26, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150121-0006000, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 94, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20150414-0032843, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1002A Caldwell Avenue , Nashville, Tennessee 37204**.

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 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 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 hand(s) this the 13th DAY OF APRIL, 2016.

Graham Built Construction, LLC

BY: _____

Brad Graham
Sole Member

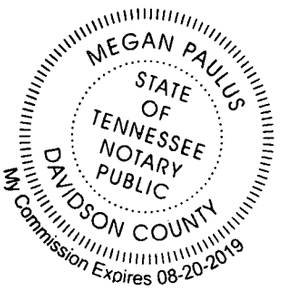
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD GRAHAM, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of GRAHAM BUILT CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of April, 2016.

_____

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212