Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $142,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2016.

Notary Public

My commission expires:_____

BILL GARRETT, Davidson County
Trans:T20160036636 DEEDWARR
Recvd: 05/03/16 12:43 2 pgs
Fees:13.00 Taxes:525.40
20160503-0043494

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael S. Johnson	**New Owner**	**Map/Parcel: 109-05-0-D-103.00**
1524 Lincoya Bay Drive		
Nashville, TN 37214		

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

Kevin J. Doherty, unmarried

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

Michael S. Johnson, unmarried

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 No. 1524, as shown on the plan of The Cottages at Williams Bend, a Horizontal Property Regime, filed as Exhibit C to and established by the Declaration of record in Instrument No. 20040628-0076712 and amended in Instrument Nos. 20041028-0129585 and 20050923-0114373, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Kevin J. Doherty, unmarried, by Warranty Deed, from Douglas Lawrence Meyer and Elizabeth Ann Meyer, husband and wife, dated August 24, 2012, of record in Instrument No. 20120827-0076876, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20040628-0076712 and amended in Instrument No. 20041028-0129585 and Instrument No. 20050923-0114373, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 5406, Page 470 and Book 7121, Page 169, Register's Office for DAVIDSON County, Tennessee.
Access Easement Agreement of record in Book 6185, Page 216, Book 7498, Page 726 and Instrument No. 20000331-0032369 and Instrument No. 20021204-0145457, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA of record in Instrument No. 20061229-0161141 and Instrument No. 20061229-0161140, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Instrument No. 20060314-0028980, Register's Office for DAVIDSON County, Tennessee.

All matters of record in Instrument No. 20000918-0092189, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Instrument No. 20040628-0076712, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1524 Lincoya Bay Drive, Nashville, TN 37214.

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 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 hand(s) this 28th day of April, 2016.

Kevin J. Doherty

STATE OF New York
COUNTY OF Putnam

Personally appeared before me, a Notary Public of said County and State, Kevin J. Doherty, unmarried, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2016.

My Commission Expires: 5/30/17

Notary Public

MICHAEL G. SANTANGELO
NOTARY PUBLIC-STATE OF NEW YORK
No. 02SA4796636
Qualified in Westchester County
Commission Expires September 30, 2017

File #: 160185JM
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027