WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160049803 DEEDWARR
Recvd: 06/13/16 13:37 2 pgs
Fees: 13.00 Taxes: 510.60
20160613-0059564

G-VRES-16-2202-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Lester Allen Blankenship	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	**135-12-0B-128.00-CO**
2202 Nashboro Boulevard	**4025 Hillsboro Road, #601**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Nashville, TN 37215**	
(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, **MELISSA JOHNSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LESTER ALLEN BLANKENSHIP, AN UNMARRIED PERSON,** 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 No. 128 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro- Fairway Pointe of record as Instrument No. 20020820-0100664, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melissa Hollins by Warranty deed from Roger M. Fucilli, unmarried of record in Instrument No. 20070427-0050491 Register's Office for Davidson County, Tennessee, dated April 20, 2007 and recorded on April 27, 2007.

Melissa Hollins having since married and is now known as Melissa Johnson. Thomas Clinton Johnson joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- All matters shown on the PUD Boundary in Book 4660, page 159, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 11700, Page (s) 49 and 50, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4660, Page 156, Book 6200, Page 341, in Instrument No. 20020710-0083054 and in Plat at Instrument No. 20020820-0100664, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11703, Page 520, Book 4827, Page 14, Book 5469, Page 840, Book 7751, Page 907, amended in Instrument 20000316-0027171, Instrument No. 20010322-0027768, Instrument No. 20000627-0063887, Instrument 20031118-0168332, Instrument No. 20050222-0018813 and Instrument No. 20050222-0018814, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11703, Page 560, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 11703, page 518, Register's Office for Davidson County, Tennessee.
- Easements to Metro in Book 4815, page 425, Book 4821, page 109, Book 4868, Page 74, Book 7225, page 239, Book 11594, page 299, Book 8870, page 932, Book 8870, page 887, Instrument 20020815-0098780 and Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
- Memorandum of Lease in Book 10690, page 327, Register's Office for Davidson County, Tennessee.
- Agreement for Recreation Facilities in Instrument 20020507-0056329, Register's Office for Davidson County, Tennessee.

- Cable Easement in Instrument 20001012-0101573, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas in Instrument 20001010-0100360 and Instrument No. 20021211-0152724, Register's Office for Davidson County, Tennessee.
- Easement in Book 10110, pages 854 and 860, Register's Office for Davidson County, Tennessee.
- Stormwater detention agreement in Instrument No. 20010314-0024179 and Instrument No. 20020815-0096780, Register's Office for Davidson County, Tennessee.
- Parking Rules in Instrument No. 20091105-0102438 and Instrument No. 20110923-0073937, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20090721-0068093, in the Register's Office for DavidsonCounty, Tennessee.
- Public Right-of-Way Dedication of record in Book 4460, Page 149-151, in the Register's Office for Davidson County, Tennessee.
- Easement for Cable Television of record in Instrument Number 20001012-0101575, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement contained in "Licences to Use Fitness Center & Swimming Pools of record in Instrument Number 20020507-0056329, 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: **2202 Nashboro Boulevard, Nashville, Tennessee 37217**.

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 9th DAY OF JUNE, 2016.

Melissa Johnson

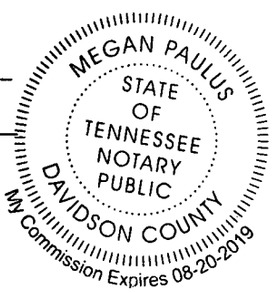
Thomas Clinton Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA JOHNSON AND THOMAS CLINTON 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 THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2016.

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



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