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20160728-0077679

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 Day of July, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tien Gia Le and Nghiem Uy Le	~~Peoples State Bank of Commerce~~	147 11 0C 001.00
(NAME)	(NAME) Owner at Property	
500 Landmark Court		
(ADDRESS)	(ADDRESS) Address	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ten Thousand And No/100 Dollars ($210,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Steven R. Johnson and Cynthia B. Johnson, husband and wife and Erica D. Johnson, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tien Gia Le and Nghiem Uy Le, as joint tenants**, 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:

Certain Townhouse Unit located in Davidson County, Tennessee, being Unit No. 1 of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617, No. 20080305-0022273, and further amended in Instrument No. 20081230-0123435, which reference to Unit Site Layout Plat attached as Exhibit(s) to said Declaration and amendments is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the Common Elements as set forth in said Declaration, as amended.

Being the same property conveyed to Steven R. Johnson and Cynthia B. Johnson, husband and wife, and Erica D. Johnson, unmarried, as joint tenants with right of survivorship by Quitclaim Deed from W. Aaron Fortner, as Trustee dated March 15, 2013 and recorded March 25, 2013 as Instrument No. 201303250028844, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: HND-163093SSO

unimproved ☐
This is improved ☒ property, known as 500 Landmark Court, Nashville, TN 37211

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 we do covenant with the said Grantees that we 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 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 our hands this 22th day of July, 2016.

Steven R Johnson by Erica D Johnson Attorney in Fact

Steven R. Johnson by Erica D. Johnson, as his Attorney-in-Fact

Cynthia B Johnson by Erica D Johnson Attorney in Fact

Cynthia B. Johnson by Erica D. Johnson, as her Attorney-in-Fact

Erica D. Johnson

STATE OF Tennessee
County OF ~~Wilson~~ Davidson

On this the 22th of July, 2016 before me personally appeared Erica D. Johnson, to me known, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Steven R. Johnson and Cynthia B. Johnson as his/her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of this said Steven R. Johnson and Cynthia B. Johnson.

Witness my hand and official seal, this the 22th of July, 2016.

Notary Public

My Commission Expires: February 6, 2017

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Erica D. Johnson (POA), being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Steven R. Johnson, the principal.

Erica D. Johnson

File Number: HND-163093SSO

Erica D. Johnson (POA), being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Cynthia B. Johnson, the principal.

Erica D. Johnson

STATE OF Tennessee

County OF ~~Wilson~~ Davidson

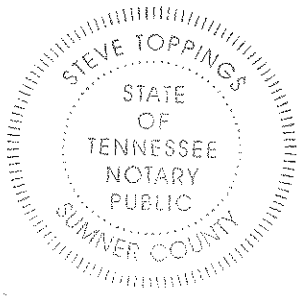
I, Steve Toppings, a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that Erica D. Johnson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22th of July, 2016.

Notary Public

My Commission Expires: February 6, 2017

(SEAL)



File Number: HND-163093SSO

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019