This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $425,000.00.

Affiant

Subscribed and sworn before me this the 16th day of September, 2016.

Notary Public
My commission expires:

BILL GARRETT, Davidson County
Trans:T20160081944 DEEDWARR
Recvd: 09/19/16 13:21 2 pgs
Fees:13.00 Taxes:1572.50
20160919-0098294

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
William F. Loeffel, Jr. William F. Loeffel, III Reed Bateman Loeffel 5211 B Illinois Ave Nashville, TN 37209	New Owner	Part of 091-11-0-124.00 which will become 091-11—0K-002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HAROLD G. JOHNSON JR., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William F. Loeffel, Jr., William F. Loeffel, III, and Reed Bateman Loeffel, as tenants in common with right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the Plan of Homes at 5211 Illinois Avenue, a Horizontal Property Regime with Private Elements, attached as Exhibit "A" to the Declaration of Covenants, Conditions, and Restrictions for Homes at 5211 Illinois Avenue a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160125-0006786, as amended in Instrument No. 20160225-0018136 and Instrument No. 20160301-0019444, and further amended in a Third Amendment to Declaration of Covenants, Conditions, and Restrictions for Homes at 5211 Illinois Avenue, A Horizontal Property Regime With Private Elements, referencing a Third Revised Exhibit A attached to said Amendment, replacing in their entirety all prior recorded plats, dated September 13, 2016, of record in Instrument No. 20160913-0096346, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Harold G. Johnson, Jr., by Warranty deed from Lamar Throneberry, Jr., of record in Instrument No. 20150401-0027988 Register's Office for Davidson County, Tennessee, dated March 25, 2015 and recorded on April 01, 2015.

Being also known as 5211 B Illinois Ave Nashville, TN 37029.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 5211 B Illinois Ave, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 16th day of September, 2016.

Harold G. Johnson Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Harold G. Johnson Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of September, 2016.

My commission expires:

1/5/17

Notary Public

