WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160093416 DEEDWARR
Recvd: 10/24/16 09:17 2 pgs
Fees: 13.00 Taxes: 1572.50
20161024-0111845

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Robert Nolte
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2016.

Elizabeth Collins
Notary Public

MY COMMISSION EXPIRES: 10/23/19
(AFFIX SEAL)

R-VRES-16-0619-T

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)
Amir H. Mirian and Pamela M. Mirian	Provident Funding Assoc.	
(NAME)	(NAME)	
619 Chesterfield Way	851 Traeger Ave. Ste. 100	**104-10-R-20.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	San Bruno, CA 94066	
(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, **ANNE LAURENCE JOHNSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMIR H. MIRIAN AND PAMELA M. MIRIAN, HUSBAND AND WIFE,** 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. 20 of The Chesterfield, a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing The Chesterfield of record in Instrument No. 201206270056191 and amended in Instrument No. 20121050098031, Instrument No. 201212270119329 and Instrument No. 201301250008275, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Anne Laurence Johnson, unmarried by Warranty Deed from Chesterfield Cottages, LLC of record in Instrument No. 20130819-0087269 Register's Office for Davidson County, Tennessee, dated August 05, 2013 and recorded on August 19, 2013.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument Number 201206270056191, amended in Instrument No. 201210250098031, Instrument No. 201212270119329 and Instrument No. 201301250008275, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 741, Page 516, Book 675, Page 668, and Book 731, Page 425, Register's Office for Davidson County, Tennessee.
- Conveyance to State of Tennessee of record in Book 5028, Page 724, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument Nos. 20120622-0055064 and 20120731-0067300, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Appurtenances of record in Instrument Nos. 20070302-0025616, 20070419-0041475 and 20120827-0076955, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Lines and/or Appurtenances of record in Instrument No. 20120827-0077080, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20070409-0041489, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 1129, Page 133, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2017 and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **619 Chesterfield Way, Nashville, Tennessee 37212**.

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 21st DAY OF OCTOBER, 2016.

Anne Laurence Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE LAURENCE 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of October, 2016.

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

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

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