BILL GARRETT, Davidson County
Trans:T20160097565 DEEDWARR
Recvd: 11/03/16 14:28 3 pgs
Fees:18.00 Taxes:388.50
20161103-0116625

Prepared by

CBC Title & Escrow
813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Robert W. Johnston and Ronald W. Johnston, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Patsy J. Whitson, an unmarried woman, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 135 on the plan of Belle Forest Condominiums, of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest Condominiums, a horizontal property regime established by Master Deed of record in Book 5438, Page 699, as amended in Instrument No. 20020321-0034877, in said Register's Office.

This is the same property designated as Map 142-4-A-135.00 CO in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Richard W. Johnson by Warranty Deed filed for record November 28, 2005 at Instrument No. 20051128-0143134, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:*** **subject to plan of record in Book 5200, page 167; subject to master deed and ByLaws of record in Book 5438, page 699; Book 6082, page 866; Instrument No. 200203210034877; Instrument No. 200908180078072; Instrument No. 201508180058446; subject to Charter of HOA in Book 6460, page 987, all in the Register's Office for Davidson County, Tennessee.** Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2017** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 28th day of October, 2016.

Robert W. Johnston

Ronald W. Johnston

GINA K BETTIS
NOTARY PUBLIC
PULASKI COUNTY, ARKANSAS
COMMISSION #12347911
COMMISSION EXPIRES MARCH 06, 2026

State of Arkansas
County of Pulaski

On this the 28th day of October, 2016, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Robert W. Johnston, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Notary Public

My Commission Expires: Mar 06, 2026

State of _____
County of _____

On this the 28th day of October, 2016, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Ronald W. Johnston to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.
WITNESS my hand and Notarial Seal at office the day and year above written.

Notary Public

My Commission Expires: _____

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $105,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 28th day of October, 2016.

Notary Public

My Commission Expires: 5-3-2020

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

MAIL TAX BILLS AND DEED TO:

SAME

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Patsy J. Whitson
214 Old Hickory Blvd.
135
Nashville, TN 37221

File No.: 167402

Robert W. Johnston

Ronald W. Johnston

State of _____
County of _____

On this the 28th day of October, 2016, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Robert W. Johnston, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

_____
Notary Public

My Commission Expires: _____

State of TEXAS
County of HARRIS

On this the 28th day of October, 2016, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Ronald W. Johnston to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.
WITNESS my hand and Notarial Seal at office the day and year above written.

_____
Notary Public

My Commission Expires: 02/01/2020

CHRISTOPHER NAGLE
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 02/01/2020
NOTARY ID 13062176-4

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $105,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

SWORN TO AND SUBSCRIBED before me, this the 28th day of October, 2016.

_____
Notary Public

My Commission Expires: 02/01/2020

MAIL TAX BILLS AND DEED TO:

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Patsy J. Whitson
214 Old Hickory Blvd.
135
Nashville, TN 37221

File No.: 167402

CHRISTOPHER NAGLE
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 02/01/2020
NOTARY ID 13062176-4