THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33477-01-2017** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $658,000.00. Affiant Subscribed and sworn to before me this 3rd day of February, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Pauline E. Pewitt Susan P. Gillespie 131 E Woodmont Blvd Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 03 0 H 005 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip A. Johnson and wife, Patricia S. Johnson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pauline Elizabeth Pewitt, a widow, and Susan P. Gillespie, single, as joint tenants with rights of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 131 E Woodmont Blvd, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170012853 DEEDWARR
Recvd: 02/13/17 09:15 3 pgs
Fees:18.00 Taxes:2434.60
20170213-0014547

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of February, 2017.

Phillip A. Johnson

Patricia S. Johnson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Phillip A. Johnson and Patricia S. Johnson**, 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, at office, this 3rd day of February, 2017.

Notary Public

My Commission Expires:

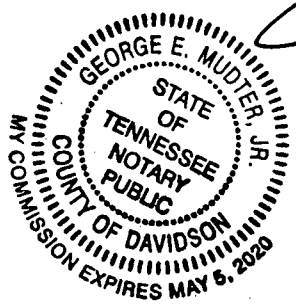


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3-A (also known as 131-E Woodmont Blvd.), and the garage attached thereto, in Woodmont Close, a horizontal property regime located at 131 Woodmont Blvd., Nashville, Davidson County, Tennessee, as described in a Master Deed and the site plan attached thereto as Exhibit "A", recorded in Instrument No. 20050531-0060897, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodmont Close, Condominium Units, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20050531-0060897, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said condominium regime also comprises Lots 1, 2 and 3, Woodmont Close, recorded in Instrument No. 20040618-0072260, said Register's Office.

Being the same property conveyed to Phillip A. Johnson and wife, Patricia S. Johnson, by deed dated April 17, 2007 from Haury and Smith Contractors, Inc. of record in Instrument No. 20070424-0048912, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 116 03 0 H 005 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Woodmont Close, of record in Instrument No. 20050531-0060897, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 20040618-0072260, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3934, page 211, and Book 3946, page 949, Register's Office for Davidson County, Tennessee.