39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018110 DEEDWARR
Recvd: 03/02/17 11:08 2 pgs
Fees:13.00 Taxes:1628.00
20170302-0020716

P-KW-17-728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

ANGELA Y. POWELL WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

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)
John Johnson	Mortgage Investors group	
(NAME)	(NAME)	
728 4th Avenue North	8320 E. Walkersprings Lane Suite 200	082-13-0C-003.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Knoxville, TN 37923	
(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, **JEFFREY S. HOWARD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN JOHNSON, AN UNMARRIED MAN,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 along with Garage G-3, as specified on the Plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941 amended at Instrument Nos. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20060823-0103941, as amended in Instrument Nos. 20071025-0126183, 20080104-0001138 and 20090127-0006865, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Jeffrey S. Howard, unmarried by Warranty deed from Matthew C. Fisher, a single person of record in Instrument No. 20130607-0057928 Register's Office for Davidson County, Tennessee, dated June 04, 2013 and recorded on June 07, 2013.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20060823-0103941, as amended in Instrument Nos. 20071025-0126183, 20080104-0001138 and 20090127-0006865;
- HOA Charter of record in Instrument No. 20060823-0103940;
- Stormwater Detention Agreements of record in Instrument Nos. 20051123-0141928 and 20060822-0103456;
- Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Nos. 20051209-0147924 and 20060822-0103433, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **728 4th Avenue North , Nashville, Tennessee 37219**.

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 23rd DAY OF FEBRUARY, 2017.

Jeffrey S. Howard

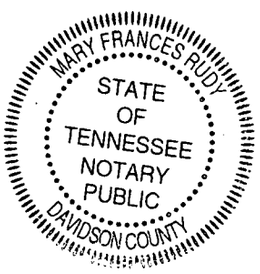
Kathryn Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY S. HOWARD and KATHRYN HOWARD, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of February, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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