(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Deedra S. Walker
Affiant

Subscribed and sworn to before me this 22nd day of February, 2017.

Notary Public
My Commission Expires: 06/24/18

BILL GARRETT, Davidson County
Trans:T20170020475 DEEDWARR
Recvd: 03/09/17 12:52 2 pgs
Fees:12.00 Taxes:0.00
20170309-0023503

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

17-0059

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tyler Johns	CMG	
5801 Robertson Avenue	810 Crescent Centre	091-10-0I-001.00-CO
Nashville, TN 37209	Franklin TN 37067	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Tyler Johns, married,** hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto **Tyler Johns and Alexa Shae Falk Johns, Husband and Wife,** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 5801 Robertson Avenue Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20151112-0114893, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyler Johns by Warranty Deed from Jenkins Development Company, LLC of record in Instrument No. 20170104-0000723 Register's Office for Davidson County, Tennessee, dated December 27, 2016, and recorded on January 4, 2017. Alexa Shae Falk Johns, wife of Tyler Johns, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5801 Robertson Avenue, 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 and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 22nd day of February, 2017.

Tyler Johns

Tyler Johns

Alexa Shae Falk Johns

Alexa Shae Falk Johns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tyler Johns and Alexa Shae Falk Johns**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of February, 2017.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large

My Commission Expires: 06/24/18

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.