Davidson County DEEDWARR
Recvd: 03/13/17 10:45 4 pgs
Fees:23.00 Taxes:1433.75
20170313-0024314

33529

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33529-03-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $387,500.00 Affiant Subscribed and sworn to before me this 10th day of March, 2017. Notary Public My Commission Expires:

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James M. Borchardt 3120 Long Blvd #104 Nashville, TN 37203	James M. Borchardt 1807 Guest Dr. Nashville, TN 37216	Map and Parcel No.: 104 02 1 D 103 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, **R. Milton Johnson and wife, Denice D. Johnson,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. Borchardt, a single man** ("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 3120 Long Blvd #104, Nashville, TN 37203.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of March, 2017.

R. Milton Johnson

Denice D. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, R. Milton Johnson and Denice D. 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 10th day of March, 2017.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 104, together with the appurtenant interest in the common elements of Villages at Long Boulevard I, a horizontal property regime established by Master Deed, of record in Instrument No. 20060627-0076772, amended in Instrument No. 20061102-0136062, Instrument No. 20070621-0074138, Instrument No. 20070725-0088208, Instrument No. 20071030-0128067 and Instrument No. 20081031-0108684, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B-1" to the aforementioned Master Deed.

Being the same property conveyed to R. Milton Johnson and wife, Denice D. Johnson, by deed dated September 19, 2007 from Urban Concepts, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070926-0114901, 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. 104 02 1 D 103 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 Villages at Long Boulevard I, of record in Instrument No. 20060627-0076772, amended in Instrument No. 20061102-0136062, Instrument No. 20070621-0074138, Instrument No. 20070729-0088208, Instrument No. 20071030-0128067, and Instrument No. 20081031-0108684, 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 Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

