NEW OWNER:

Gregory M. Johnson
Aileen M. Newell
208 Cottage Place
Nashville, TN 37214

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0151 AA

095-02-0-A-208.00-CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170022970 DEEDWARR
Recvd: 03/17/17 13:31 3 pgs
Fees:18.00 Taxes:654.90
20170317-0026365

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Seven Thousand and 00/100 Dollars ($177,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SHARON Y. ADAIR, FORMERLY KNOWN AS, SHARON Y. RICKMAN, JOINED BY HER HUSBAND, RUBERT D. ADAIR** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **GREGORY M. JOHNSON AND AILEEN M. NEWELL, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County,** Tennessee, bound and described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 26 of Cottage Place Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Cottage Place Condominiums of record in Book 6520, Page 745, amended in Book 6569, Page 212, Book 6636, Page 722, and Book 6902, Page 829, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Sharon Y. Rickman, a single woman by Warranty Deed from Kaye G. Johnson, unmarried of record in Instrument No. 20120514-0041586 Register's Office for Davidson County, Tennessee, dated May 2, 2012 and recorded on May 14, 2012.

Being also known as 208 Cottage Place Nashville, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 17th day of **March, 2017**.

Sharon Y. Adair

SHARON Y. ADAIR F/K/A SHARON Y. RICKMAN

Robert D. Adair

RUBERT D. ADAIR, joins in this conveyance for the purpose of conveying any marital interest he may have in the above described property

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, SHARON Y. ADAIR AND RUBERT D. ADAIR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of **March, 2017**.

Brittany T. Dugas

NOTARY PUBLIC

BRITTANY T. DUGAS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ 177,000.00 .

AFFIANT

Sworn to and subscribed to before me this 17th day of **March, 2017**.

NOTARY PUBLIC

My commission expires: 1-6-2020

