THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 445,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF MAY, 2017. Notary Public MY COMMISSION EXPIRES: March 3, 2020 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170043387 DEEDWARR
Recvd: 05/22/17 13:43 2 pgs
Fees: 13.00 Taxes: 1646.50
20170522-0050666

R.L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Clay Money	NEW OWNER	
626 Timber Lane		117020C01700CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Amy Diane Johnson and husband, Zachary S. Johnson and Gene Steven Johnson, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Clay Money, unmarried,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 17 and Carport 17A, on the Plan of Regency Park, of record in Plat Book 3700, Page(s) 111 and 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of The Regency Park Condominiums, a horizontal property regime established by Master Deed of record in Book 3815, Page 778, amended in Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, and Book 11288, Page 513, said Register's Office.

Being the same property conveyed to Amy Diane Johnson and Zachary S. Johnson, wife and husband and Gene Steven Johnson, a married man by Warranty deed from Kevin Hackney, unmarried of record in Instrument No. 20150929-0098881 Register's Office for Davidson County, Tennessee, dated September 25, 2015 and recorded on September 29, 2015.

The herein described property has never been the marital residence of Grantor, Gene Steven Johnson.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **626 Timber Lane, Nashville, TN 37215.**

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 the 12th day of May, 2017.

Amy Diane Johnson

Zachary S. Johnson

Gene Steven Johnson by Zachary S. Johnson, Attorney-in-Fact

Attorney in Fact

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 **Amy Diane Johnson, Zachary S. Johnson,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of May, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Zachary S. Johnson,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Gene Steven Johnson** and who acknowledged that he executed the same as the free act and deed of **Gene Steven Johnson.**

Witness my hand and official seal this the 12th day of May, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE