BILL GARRETT, Davidson County
Trans:T20170050645 DEEDWARR
Recvd: 06/14/17 09:23 3 pgs
Fees:18.00 Taxes:621.60
20170614-0059506

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$176,000.00~~ $168,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31st DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/06/20

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3452N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael Major	Mortgagee	135-12-0E-221.00-CO
2440 Nashboro Blvd		
Nashville, TN 37217		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LINDA B. JOHNSON, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL CRAIG MAJOR, A SINGLE MAN

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

Being Unit 221, on the Plan of Phase Two, Nashboro Village, Tract #21 of record in Book 4660, Page 159, as amended by Instrument Number 20050222-0018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro - Fairway Pointe, as recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda B. Johnson, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20051214-0150161 Register's Office for Davidson County, Tennessee, dated December 09, 2005 and recorded on December 14, 2005. (Value of consideration shown in aforementioned deed $143,152.00.)
Being also known as 2440 Nashboro Blvd Nashville, Tennessee 37217.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
2. Rights of claims and parties in possession not shown by the public records.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Taxes or special assessments which are not shown as existing liens by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements or claims of easements not shown by the Public Records.
7. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
8. Taxes for the year 2017, a lien not yet due and payable.
9. All matters shown on the PUD Boundary in Book 4660, page 159, Register's Office for Davidson County, Tennessee.
10. Subject to all matters shown on the Plan of record in Plat Book 11700, Page (s) 49 & 50, Register's Office for Davidson County, Tennessee.
11. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 341, Instrument No. 20020710-0083054, Instrument No. 20020820-0100664 and amended in Instrument No. 20050222-0018814, Register's Office for Davidson County, Tennessee.

12. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, as supplemented by Instruments as record in Book 5469, Page 840 and Book 7751, Page 907, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

13. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11703, Page 520, amended in Instrument No. 20000316-0027171, Instrument No. 20000322-0027768, Instrument No. 20000627-0063887, Instrument No. 20031118-0168332, Instrument No. 20050222-0018813, Instrument No. 20050222-0018814 and Instrument No. 20110923-0073937, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

14. By-Laws of record in Book 11703, Page 560, in the Register's Office for Davidson County, Tennessee.

15. Charter for HOA of record in Book 11703, Page 518, in the Register's Office for Davidson County, Tennessee.

16. Easements to Metro of record in Book 4815, Page 425, Book 4868, Page 74, Book 4821, page 109, Book 7225, page 239, Book 11594, page 299, Book 8870, page 932, Book 8870, page 887 and Instrument 20020815-0098780, in the Register's Office for Davidson County, Tennessee.

17. Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.

18. Agreement for Recreation Facilities of record in Instrument Number 20020507-0056329, in the Register's Office for Davidson County, Tennessee.

19. Cable Easement of record in Instrument Number 20001012-0101573, in the Register's Office for Davidson County, Tennessee.

20. Conveyance of Common Areas of record in Instrument Number 20001010-0100360, Instrument No. 20021211-0152724 and Instrument No. 20101123-0096906, in the Register's Office for Davidson County, Tennessee.

21. Easement of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.

22. Stormwater detention agreement of record in Instrument Number 20010314-0024179 and 20020815-0096780, in the Register's Office for Davidson County, Tennessee.

23. Parking Rules of record in Instrument Number 20091105-0102438 and Instrument No. 20110923-0073937, in the Register's Office for Davidson County, Tennessee.

24. Easement for Cart Path of record in Book 10110, Page 860, in the Register's Office for Davidson County, Tennessee.

25. Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410, in the Register's Office for Davidson County, Tennessee.

26. Public Right-of-Way Dedication of record in Book 4460, Page (s) 149 through 151, inclusive, in the Register's Office for Davidson County, Tennessee.

27. Easement for Cable Television of record in Instrument Number 20001012-0101575, in the Register's Office for Davidson County, Tennessee.

28. Restrictions of record as Instrument Number 20051214-0150161 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

29. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

30. Subject to rights of others in and to the common areas and/or elements.

This is property known as 2440 Nashboro Blvd, Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 31st day of May, 2017.

Linda B. Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LINDA B. JOHNSON, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of May, 2017.

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 17-3452N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027