WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

G-VRES-17-118

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Neal Johnson	new owner	
(NAME)	(NAME)	**086-14-0A-118.00-CO**
118 Thistle Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-2720		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ROBERT NELSON AND BETSY NELSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD NEAL JOHNSON, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 118, on the Plan of Stage One, Hermitage Meadows, of record in Plat Book 5200, Page 507, 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 Robert Nelson and Betsy Nelson, husband and wife by Warranty deed from John C. Maxwell, an unmarried man of record in Instrument No. 20150609-0054026 Register's Office for Davidson County, Tennessee, dated June 05, 2015 and recorded on June 09, 2015 and Scrivener's Affidavit recorded on July 06, 2015 in Instrument No. 20150706-0064738.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 507, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6034, Page 365 and Book 6158, Page 931 and amended in Instrument No. 20170210-0013943, and Scrivener' s Affidavit recorded in Instrument No. 20170320-0026618, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6034, Page 383, Book 7660, page 612 and amended in Instrument No. 20010327-0029002, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6034, Page 376, amended in Book 7466, Page 25 and Book 8275, Page 843, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Book 6209, Page 548 and Book 6158, Page 931, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20121114-0104689, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6164, Page 436, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **118 Thistle Lane, Hermitage, Tennessee 37076-2720**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170053068 DEEDWARR
Recvd: 06/21/17 10:06 2 pgs
Fees:13.00 Taxes:521.70

20170621-0062373

Witness my/our hand(s) this the 16th DAY OF JUNE, 2017.

Robert Nelson

Betsy Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT NELSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2017.

Notary Public
My Commission Expires: 3/3/20
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETSY NELSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2017.

Notary Public
My Commission Expires: 3/3/20
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212