THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612439** BILL GARRETT, Davidson County Trans:T20170065966 DEEDWARR Recvd: 08/01/17 13:02 2 pgs Fees:13.00 Taxes:647.50 20170801-0078051	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is grater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this28th day of July, 2017 Notary Public My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

WARRANTY DEED

Address New Owner: Marin R. Johnson 801 INVERNESS AVE #C6 Nashville TN 37204-2737	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118020C04600CO

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, **Justin L. Johnson, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marin Ruth Johnson, an unmarried woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-6 as specified on the Plat shown in the Master Deed, on the Plan of Village South Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Village South Condominiums, of record under Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Village South Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Justin L. Johnson, a single man by Warranty Deed from Craighead Village South, LLC, a Tennessee limited liability company, recorded on the 13th day of December, 2007 in Instrument No. 20071213-0143372, in the Register's Office of Davidson County, Tennessee.

Keren Johnson joins in this instrument for the purpose of conveying any in all interest in said property marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Land Use Restrictive Covenants recorded in Book 8518, Page 15.

Charter of Village South Condominium Owner's Association, Inc. recorded at Instrument No. 20070803-0092363.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAGE SOUTH Condominium of record inInstrument No. 20070821-0100079; also subject to easements, rights and interests 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 building thereon.

Easement to VSC Cable dba Viacom Cable, recorded in Book 9523, Page 521.

Easement Agreement recorded at Instrument No. 20071211-0142913.

Rights of Tenants, as tenants, under unrecorded leases.

All matters shown on survey Job No. 27034 dated April 2, 2007 and sealed April 30, 2007 by Timothy Mark Donlon, Tennessee RLS #2297 of Donlon Land Surveying, LLC.

This is improved property located at 801 INVERNESS AVE #C6 Nashville TN 37204-2737

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 28th day of July, 2017.

Justin L. Johnson

Keren Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin L. Johnson and Keren Johnson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018