Box 14
G30009-4

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$200,000.00.** Affiant Subscribed and sworn to before me, this the 1st day of September, 2017. Notary Public My commission expires: 7-7-2020 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170077397 DEEDWARR
Recvd: 09/05/17 11:02 2 pgs
Fees:13.00 Taxes:740.00
20170905-0090906

HOUSTON W. HOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
Mary S. Grissim	**Republic State Mortgage Co., a Corporation**	**142-08-0B-069.00**
903 Holly Forest	**815 Hawthorne Street**	
Nashville, TN 37221	**Houston, TX 77006**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard Louis Johnson aka Richard L. Johnson, Devisee under the Last Will and Testament of Warren Paul Joyce, joined by John Wright Bissinger, as Executor of the Estate of Warren Paul Joyce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary S. Grissim, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 69 on the Plan of Phase III, Coronada Town Home Condominiums, of record in Book 5200, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Warren Joyce, an unmarried individual by Deed dated May 2, 2011, from LaRuth Faubion, an unmarried individual of record in Instrument No. 20110518--0038122, Register's Office for Davidson County, Tennessee. Warren Joyce aka Warren Paul Joyce died on January 27, 2017, and pursuant to his Last Will and Testament filed in the Probate/Seventh Circuit Court for Davidson County, Tennessee at Nashville, Docket No: 17P600 said property is devised to Richard Louis Johnson aka Richard L. Johnson.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record in Book 5200, Page 67, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4816, Page 965, and Book 4788, Page 761, Register's Office for Davidson County, Tennessee.**
3. **Master Deed of Coronada Condominiums, of record in Book 4901, Page 679, and as amended in Book 5202, Page 329, and in Book 5306, Page 241, and third amended Master Deed in Book 5522, Page 675, and fourth amendment in Book 5869, Page 269, said Register's Office.**
4. **By-Laws of Coronada Condominium Association, Inc. of record in Book 4901, Page 702, Register's Office for Davidson County, Tennessee.**
5. **Repurchase and Option Agreement of record in Book 4904, Page 622, and Resolution to waive right of refusal of record in Instrument No. 20100304-0016850, said Register's Office.**

6. **Charter of Coronada Condominium Association, Inc. of record in Book 4902, Page 938, and amended in Book 6132, Page 118, and further amended in Book 7694, Page 733, Register's Office for Davidson County, Tennessee.**

7. **Grant of underground utility easement to the Metropolitan Government of Nashville and Davidson County, acting by and through to Electric Power Board of said Government of record in Book 7173, Page 324, said Register's Office.**

8. **Grant of Easement between Comcast of Nashville I, LLC, to Coronada Condominiums Association, Inc. of record in Instrument No. 20130118-0006281, said Register's Office.**

9. **Easement granted to BellSouth Mobility, Inc., by instrument recorded in Book 9045, Page 954, said Register's Office.**

10. **PCS Site Agreement as set forth in instrument recorded in Book 10237, Page 775, said Register's Office.**

11. **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved (X) property, known as **903 Holly Forest, Nashville, TN 37221**

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 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 my/our hand(s) this **1st** day of **September, 2017.**

Richard Louis Johnson, Devisee under the Last Will and Testament of Warren Paul Joyce

John Wright Bissinger, Executor of the Estate of Warren Paul Joyce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Richard Louis Johnson, Devisee under the Last Will and Testament of Warren Paul Joyce,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **September, 2017.**

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7-7-21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John Wright Bissinger, Executor of the Estate of Warren Paul Joyce,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **September, 2017.**

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7-7-21