NEW OWNER:

CHRISTOPHER AUSTIN
937 South St
Nashville TN 37203

SEND TAX BILLS TO:
~~NEW OWNER~~ CMC
3160 Crow Canyon Rd #400
San Ramon CA 94583
Map 105
Group J
Parcel 1.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1446

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 495 **DEEDWARR**
09/13/2017 10:03:08 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20170913-0093467

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Ten Thousand and 00/100 Dollars ($710,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RANDY JOHNSON, JAMIE JOHNSON, and JAMES LOFTON NEWMAN** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHRISTOPHER M. AUSTIN and MARILY AUSTIN, husband and wife**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being **Unit No. A,** on the plan of South Street, filed at Exhibit "C" to and established by the Declaration of Covenants, Conditions and Restrictions for South Street Cottages Home Owners Association of record in Instrument No. 20151106-0113309, Register's Office for DAVIDSON County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to **Randy Johnson, Jamie Johnson and James Lofton Newman**, by Warranty Deed from Key City Properties, LLC, a Tennessee limited liability company, dated August 29, 2016 and of record in Instrument Number 20160906-0092965, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **937 SOUTH STREET, NASHVILLE, TN 37203**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters set forth in the Declaration for South Street Cottages of record in Instrument No. 20151106-0113309, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURES hereto this 8th day of September, 2017.

Randy Johnson
RANDY JOHNSON

Jamie Johnson
JAMIE JOHNSON

James Lofton Newman OPS
JAMES LOFTON NEWMAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RANDY JOHNSON and wife, JAMIE JOHNSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of September, 2017.

GREGORY S. GILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

NOTARY PUBLIC

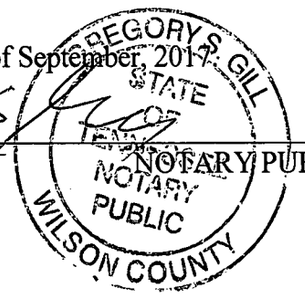
My commission expires: 10/09/19

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES LOFTON NEWMAN**, 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 office this 8th day of September, 2017.



NOTARY PUBLIC

My commission expires: 10/29/19

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The actual consideration or value, whichever is greater, for this transfer is **$710,000.00** .

AFFIANT

Sworn to and subscribed to before me this 8th day of September, 2017.

NOTARY PUBLIC

My commission expires: 10/29/19

