WARRANTY DEED

STATE OF TENNESSEE (TN)
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/25/19
(AFFIX SEAL)

W-VRES-17-1822A

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)
Jeffrey Todd Johnson	Jeffrey Todd Johnson	
(NAME)	(NAME)	**092030A001.00**
1822 A Hermosa Street	1136 S Delano Ct W 523	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Chicago, IL 60605	
(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, **BRITTANY ENNIX, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY TODD JOHNSON, A MARRIED MAN,** 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 situated in Davidson County, Tennessee, being Unit 1822A, as established in Declaration of Covenants, Conditions and Restrictions for Dominion Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20050819-0099048, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brittany Enix by Warranty Deed from Aurora Loan Services, LLC of record in Instrument No. 20081031-0108780 Register's Office for Davidson County, Tennessee, dated October 10, 2008 and recorded on Ocotober 31, 2008.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 21, Page 102, 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 Instrument Number 20050819-0099048, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20050819-0099047, 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: **1822 A Hermosa Street, Nashville, Tennessee 37208**.

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
Batch# 1851 **DEEDWARR**
09/18/2017 01:59:54 PM 2 pgs
Fees: $13.00 Taxes: $601.25

20170918-0095303

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

Witness my/our hand(s) this the 15th DAY OF SEPTEMBER, 2017.

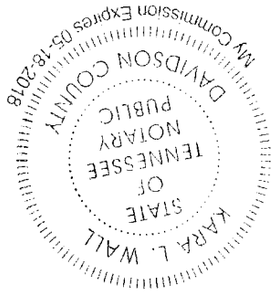
Brittany Ennix by Laura Mitchell, attys-in-fact
Brittany Ennix by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRITTANY ENNIX, and who acknowledged he/she/they executed the same as the free act and deed of the said BRITTANY ENNIX.

Witness my hand and official seal, this the 25th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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