WARRANTY DEED

Bill Garrett Davidson County
Batch# 15376 DEEDWARR
10/19/2017 10:35:34 AM 2 pgs
Fees: $13.00 Taxes: $1,402.30

20171019-0107091

Y-KW-17-6202B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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)
Bruce Joshua Robert, Jr. and Bruce Gerard Robert	**New Owner**	
(NAME)	(NAME)	**091-02-1R-002.00-CO**
6202 B New York Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **DIANNE JOHNSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRUCE JOSHUA ROBERT, JR., UNMARRIED, AND BRUCE GERARD ROBERT, MARRIED, TENANTS IN COMMOM WITH RIGHT OF SURVIVORSHIP,** 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. B on the Plan of 6202 New York Avenue Townhomes, a Horizontal Property Regime With Private Elements, established and Site Plan in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20160328-0029091, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with common areas.

Being a portion of the same property conveyed to Willis Buttrey and wife, Georgia K. Buttrey by Warranty deed from Walter H. Estes and wife, Sarah Joyce Estes of record in Instrument No. 20000202-0010832 Register's Office for Davidson County, Tennessee, dated January 31, 2000 and recorded on February 02, 2000.

The said Georgia K. Buttrey having since died on October 21, 2012, leaving Willis Buttrey as surviving tenant by the entirety

Being a portion of the same property conveyed to Dianne Johnson, unmarried by Quitclaim deed from Willis Buttrey, a widower of record in Instrument No. 20160406-0033077 Register's Office for Davidson County, Tennessee, dated April 06, 2016 and recorded on April 06, 2016.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, By-Laws and Homeowner's Association Charter of record in Instrument Number 20160328-0029091, Register's Office for Davidson County, Tennessee.
- Charter for Cherokee Park Neighborhood Association of record in Instrument Number 20000531-0054011, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20160718-0073482, 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: **6202 B New York Avenue, Nashville, Tennessee 37209**.

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.

Witness my/our hand(s) this the 12th DAY OF OCTOBER, 2017.

Dianne Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANNE JOHNSON, 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 12th of October, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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