Record & Return to:
THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M177186

Bill Garrett Davidson County
Batch# 19167 DEEDWARR
10/30/2017 09:21:38 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20171030-0110713

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

X _____
Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 27th day of October, 2017.

_____
Notary Public
My Commission Expires: 2/25/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Trevor A. Johnston and Joseph L. Johnston 3001 Hamilton Church Road #127, Antioch, TN 37013	Same	163-4-A-127.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David Focardi and Chelsea T. Goodwin, Husband and Wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Trevor A. Johnston, unmarried man and Joseph L. Johnston, married man, as Joint Tenants with Rights of Survivorship**, 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:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as **Unit 127** on the Plan of Hamilton Crossings Townhomes, a planned unit development, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration and Covenants, Conditions and Restrictions, establishing the Hamilton Crossings Townhomes, a planned unit development, of record in Instrument No. 20040212-0016945; as amended and supplemented in Instrument No. 20040226-0022076; Instrument No. 20050310-0026734; Instrument No. 20050701-0075731 and in Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee, including without limitation; those By-Laws of record in Instrument No. 20040212-0016946, said Register's Office; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the Plan of Hamilton Crossings Townhomes shown as exhibit to the aforementioned Declaration for a more complete identification and placement of said Unit.

Being the same property conveyed to David Focardi by Warranty Deed from Marilyn Luciano and husband, Erik M. Sandoval, dated May 17, 2016, recorded May 18, 2016, of record in Instrument No. 20160518-0049656, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Marilyn Luciano and husband, Erik M. Sandoval by Warranty Deed from R.J. York Homes, LLC, dated January 26, 2006, recorded February 1, 2006, of record in Instrument No. 20060201-0012478, Register's Office for Davidson County, Tennessee. Chelsea T. Goodwin joins in to convey any and all martial rights she may have in said property.

This is ☒ Improved OR ☐ Unimproved property located at: 3001 Hamilton Church Road. #127, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 24 day of October, 2017.

David Focardi

Chelsea T. Goodwin

STATE OF Colorado
COUNTY OF El Paso

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **David Focardi and Chelsea T. Goodwin**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of October, 2017.

FLORENCE HAUPTMANN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094034972
MY COMMISSION EXPIRES OCTOBER 19, 2021

Florence Hauptmann
Notary Public
My Commission expires: Oct 19, 2021