Bill Garrett Davidson County
Batch# 30451 DEEDWARR
11/28/2017 09:11:25 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20171128-0121040

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2017.

Notary Public

My commission expires: 01/17/21
(AFFIX SEAL)

Prepared by:
Return and Return to:
Rosenthal Title, Inc.
Suite 150

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 Numbers
William Clark Johnson **Lisa Jones Johnson**	New Owner	**Map 131-05-0-A Parcel 134.00co**
134 Jefferson Square	Stella Farm C/o Lisa Johnson 504 S. Norwood St.	
Nashville, Tennessee 37215	Wallace, NC 28466	

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,

William C. Gore and wife, Karen L. Gore

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

William Clark Johnson and Lisa Jones Johnson

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 134 of Jefferson Square Townhouses, Section One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, Page 12, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William C. Gore and wife, Karen L. Gore, by Deed dated January 21, 2003 from Stanley Blumstein and wife, Karen Blumstein, of record in Instrument No. 20030122-0009271, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4675, Page 12, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Jefferson Square (Section One) Condominiums, of record in Book 4731, Page 332, and as amended in Book 5826, Page 693, Book 8550, Page 3, Instrument No. 20051027-0130020 and Instrument No. 20100503-0033416, said Register's Office. (3) By-Laws of Jefferson Square (Section One) Homeowners' Association, Inc. of record in Book 4731, Page 341, and as amended in Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 8550, Page 973, Book 9276, Page 249, and Book 10355, Page 306, Register's Office for Davidson County, Tennessee. (4) Charter of Jefferson Square (Section One) of record in Book 8485, Page 642 and Book 8556, Page 701, said Register's Office. (5) All matters shown on the Boundary Plat of record in Plat Book 4460, Page 198, said Register's Office. (6) Grant of Overhead Line Easement of record in Instrument No. 20020122-0008268, said Register's Office. (7) Agreement for Dedication of Temporary Construction Easement of record in Instrument No. 20090511-0043056, said Register's Office. (8) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130517-0050158, said Register's Office. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **134 Jefferson Square, Nashville, Tennessee 37215**

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 20th day of **November, 2017.**

William C. Gore

Karen L. Gore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William C. Gore and Karen L. Gore,** the within named sellers, 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 Nashville, Tennessee, this 20th day of **November, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY