WARRANTY DEED

J-CB-17-2929-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10.7.19
(AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 34315 **DEEDWARR**
12/07/2017 09:24:05 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20171207-0124764

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Brent D Showalter	**Quicken Loans Inc.**	
(NAME)	(NAME)	**119140A11000CO**
2929 Selena Dr. #G110	**1050 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Detroit, MI 48226**	
(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, **PHILLIP E. JOHNSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRENT D SHOWALTER, UNMARRIED,** 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:

Unit 110, Building G, KINGSWOOD Condominiums, as established under Master Deed of record in Book 5552, Page 732, as amended in Book 6058, Page 320 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Phillip E. Johnson by Warranty Deed from Angela D. Alexander, unmarried, of record at Instrument No. 20150602-0051282 and corrected by Affidavit of Scrivener's Error in Instrument No. 20150714-0068482, in the Register's Office of Davidson County, Tennessee, dated June 1, 2015 and recorded on June 2, 2015.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KINGSWOOD CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 520, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in SUBDIVISION RESTRICTIONS recorded in Book 909, Page 48; Book 919, Page 393; Book 919, Page 628; Book 928, Page 752; Book 946, Page 242 and Book 1001, Page 539, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Kingswood Homeowners Association in Book 6092, Page 579, in the Register's Office of Davidson County, Tennessee
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing KINGSWOOD Condominium of record in Book 5552, Page 732, in the Register's Office of Davidson County, Tennessee , as amended by instrument(s) of record in Book 6058, Page 320, in said Register's Office; also subject to easements, rights and interests 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.
- Easement recorded in Book 1579, Page 387; Book 3645, Page 9; Book 3822, Page 25; Book 4259, Page 977; Book 4260, Page 332 and Book 11362, Page 523, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2929 Selena Dr. #G110, Nashville, Tennessee 37211**.

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 4 DAY OF DECEMBER, 2017.

Phillip E Johnson by PH Attorney in Fact
Phillip E. Johnson by Paul Hinman as 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, PAUL HINMAN, 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 PHILLIP E. JOHNSON, and who acknowledged he/she/they executed the same as the free act and deed of the said PHILLIP E. JOHNSON.

Witness my hand and official seal, this the 4th of December, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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