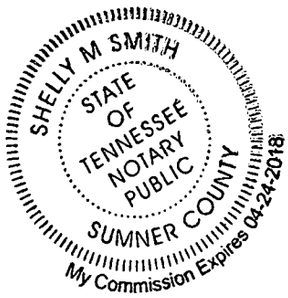
Bill Garrett Davidson County
Batch# 53783 DEEDWARR
02/01/2018 11:17:53 AM 2 pgs
Fees: $13.00 Taxes: $1,605.80
20180201-0010342

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$434,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of January, 2018.

Notary Public

My commission expires:
(AFFIX SEAL)

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
Gary D. Kelley and Judy A. Kelley, husband and wife	New Owner	**172-10-O-B-067.00co**
6240 Palomar Court		
Nashville, TN 37211		

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,

James A. Johnson and wife, Stephania E. Johnson

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

Gary D. Kelley and Judy A. Kelley, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 67 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 2, Revision 1, of record in Instrument No. 20010209-0012854, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James A. Johnson and wife, Stephania E. Johnson by Deed dated September 14, 2007, from Jack Johnson and wife, Edith Johnson of record in Instrument No. 20070917-0110814, said 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 Instrument No. 20010209-0012854, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions and By-Laws for Christiansted Valley of record in Instrument No. 19991221-0305559 as amended by Amendment One Architectural Design Standards of record in Instrument No. 20000728-0074515, as supplemented in Instrument No. 20070206-0015266 and further see Rules & Regulations and Clarification of record in Instrument No. 20170602-0055138, said Register's Office.**

3) **Charter of Christiansted Valley HOA, Inc., of record in Instrument No. 19991221-0305560 as amended in Instrument No. 19991221-0305561, said Register's Office.**

4) **Storm Water Detention Agreement of record in Book 11628, Page 8, said Register's Office.**

5) **Dedication of Common Areas of record in Instrument No. 20050516-0054926, said Register's Office.**

6) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as **6240 Palomar Court, Nashville, TN 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 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 **29th** day of **January, 2018.**

James A. Johnson

Stephania E. Johnson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **James A. Johnson and wife, Stephania E. Johnson,** 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 **29th** day of **January, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/17/21