Bill Garrett Davidson County
Batch# 58009 DEEDWARR
02/12/2018 03:29:53 PM 5 pgs
Fees: $28.00 Taxes: $2,179.30
20180212-0013993

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chris Rubino, Esq.

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Van Palmer Finger III 1910 Adelicia Street, #105 Nashville, TN 37212	Van Palmer Finger III 1910 Adelicia Street, #105 Nashville, TN 37212	Parcel No. 092-16-0E-006.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL D. JOHNSON,** a resident of Tennessee (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **VAN PALMER FINGER III,** a resident of Tennessee (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of February, 2018.

GRANTOR:

Michael D. Johnson

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael D. Johnson, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained, by signing his name.

Witness my hand and official seal this 8th day of February, 2018.

My Commission Expires:

5-24-20

Notary Public

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAY 25, 2020

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $585,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 8th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 5-24-20

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAY 25, 2020

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $589,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 9th day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 5.25.20



Exhibit "A"

Legal Description of Property

Being Unit No. 105, together with the appurtenant interest in the common elements of The Adelicia, A Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307 and as further amended by instrument of record as Instrument No. 20090818-0077786, Registers Office for Davidson County (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Michael D. Johnson, by Warranty Deed from Brooke Bloom Riebeling F/K/A Brooke Bloom and husband, Russel Parks Riebeling, dated January 31, 2014, of record as Instrument No. 20140212-0012541, Register's Office of Davidson County, Tennessee.

Address: 1910 Adelicia Street, #105, Nashville, TN 37212

Map/Parcel: 092-16-0E-006.00 CO

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2018, a lien, not yet due or payable.
2. Matters shown on the Plan of record in Instrument No. 20080529-0054570, said Register's Office.
3. Master Deed of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, further amended in Instrument No. 20090818-0077786, said Register's Office.
4. Assessments set out in the Master Deed of record in Instrument No. 20060222-0020964, said Register's Office.
5. Easements set out in the Master Deed of record in Instrument No. 20060222-0020964, said Register's Office.
6. Storm Water Detention Agreement of record in Instrument No. 20050802-0090098, said Register's Office.
7. Boundary Line Agreement of record in Book 9412, Page 677, said Register's Office.
8. Conservation Easement of record in Instrument No. 20071207-0141926, said Register's Office.