# WARRANTY DEED

Bill Garrett Davidson County
Batch# 79378 **DEEDWARR**
04/10/2018 01:51:03 PM 2 pgs
Fees: $13.00 Taxes: $2,219.63

20180410-0033791

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-6-20
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY**
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Hannah D. Johnson | OWNER | 104023M10300C0 |
| (NAME) | (NAME) | |
| 204 Acklen Park Drive #103 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37203 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT 204 Acklen, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hannah D. Johnson a si9ngle woman and Julie H. Johnson, a single woman THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Unit 103, as shown on the Plan of Novello Condominium, a Horizontal Property Regime with private elements having been established by the declaration of covenants, conditions and restrictions of the Novello Condominium of record in Instrument No. 20151116-01162332, as amended in Instrument No. 20161220-0136323, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to 204 Acklen, LLC by Warranty Deed from Willis-Brooks Investment, L.P., recorded on August 08, 2014, of record in Instrument No. 20140808-0071813, Register's Office for Tennessee.

This is improved property known as 204 Acklen Park Dr. #103, Nashville, Tennessee 37203.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 204 Acklen Park Drive #103 Nashville TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands 04/06/18.

204 Acklen, LLC

John A Bell Jr., Authorized Agent

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of204 Acklen, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of 204 Acklen , LLC, by himself as Authorized Agent.

Witness my hand and official seal at Nashville Tennessee, this 6 day of April 2018.

Notary Public
My Commission Expires: 3-8-2021

DAVIDSON COUNTY NOTARY PUBLIC DELLANA