398

WARRANTY DEED

Bill Garrett Davidson County
Batch# 83361 DEEDWARR
04/20/2018 12:48:38 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20180420-0037494

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$349,900.00.**

Affiant

Subscribed and sworn to before me this 13th day of ~~April, 2018~~.

Notary Public
My Commission expires: 5/8/18
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TN — PELA Y. PROSTON-WILLIAMSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Catherine Johnson	Mortgage Investors Group	119-13-0C-002.00CO
510-B Radnor Street	8320 East Walker Springs Lane, Suite 200	
Nashville, TN 37211	Knoxville, TN 37923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nashville Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Catherine Johnson, an unmarried woman and Philip Johnson, a married man, as joint tenants with the right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 510 Radnor Street, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20170328-0030251, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Nashville Homes, LLC, from Jerry D. Spencer and wife, Michele Spencer by Warranty Deed on January 17, 2017, of record in Instrument Number 20170120-0006406, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 119-13-OC-00200CO, which are not due until 10/1/2018.
- Subject to all matters on Plan of record in Plat Book 332, Page 19, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on the Plan of record as set out on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20170328-0030251, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20170328-0030251, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **510-B Radnor Street, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this April 13, 2018.

Nashville Homes, LLC, a Tennessee limited liability company

By Hozan Barwari. Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Hozan Barwari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized member (or other officer authorized to execute the instrument) **NASHVILLE HOMES, LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that as such authorized member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company, as authorized member.

WITNESS my hand and Official Seal at office this April 13, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY