(2)

WARRANTY DEED

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 9/29/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Madison Wright	Madison Wright	114-08-0C-090.00-C
(NAME)	(NAME)	
7277 Charlotte Pike, Unit 215	7277 Charlotte Pike, Unit 215	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sarah Johnson, unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Madison Wright, unmarried woman,** 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 Unit No. 87 on the Plan of West Park Phase 2 of record in Doc. No. 200411120136248 and further shown as Exhibit "B", Register's Office or said County, to the First Amendment and supplement to the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 200412210151636, amended in Doc. No. 200403040024541, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarah Johnson by Warranty Deed dated 06/26/2014 from Emily E. Moore, unmarried of record in Official Records Instrument No. 201406270056531, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictions and rights of way of record.

unimproved ☐

This is improved ☑ property, known as 7277 Charlotte Pike, Unit 215, Nashville, TN 37209
(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.

Bill Garrett Davidson County
Batch# 89147 **DEEDWARR**
05/07/2018 10:44:53 AM 2 pgs
Fees: $13.00 Taxes: $932.40

20180507-0043344

Witness my/our hands this 30th day of April, 2018.

Sarah Johnson, by Agbert Elrod, as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On the 27th day of April, 2018, before me personally appeared Agbert Elrod 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 Sarah Johnson and acknowledged that he executed the same as the free act and deed of said Sarah Johnson.

WITNESS my hand and seal this 27th day of April, 2018.

Notary Public Kelly Greene Elrod
My Commission Expires: August 16, 2020

File No.: 18-6746

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

Vanderpool and Bowman
256 Seaboard Lane G-10
Franklin, TN 37067
(615) 771-9800

file # 18-9416