(2) Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Bill Garrett Davidson County
Batch# 105869 DEEDWARR
06/18/2018 01:19:13 PM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20180618-0058387

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Williamson
mob

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Timothy Weston Stranahan Johnson	new owner	081-07-1-C-002.00 CO
(NAME)	(NAME)	
2017 B 12th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20181331

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Donnie Hogan, aka Donnie Hagan, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Timothy Weston Stranahan Johnson and Erika Scott Johnson, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit 2017B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 2017 12th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170524-0051684, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Donnie Hagan by Warranty Deed from Brandon C. Knox, married, dated July 25, 2017, and filed of record in Instrument No. 20170810-0082037, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
All matters appearing on the Plan of record in Book 17, page 297, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions, Plat and By-Laws of record in Instrument No. 20170524-0051684, Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of Public Right of way of record in Instrument No. 20170823-0086597, Register's Office for said county.

Unimproved ☐

This is improved ☒ property, known as 2017 B 12th Avenue North, Nashville, TN 37208
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of June, 2018

Donnie Hogan by Matthew Bolton, its Attorney-in-Fact
Donnie Hogan
By: Matthew Bolton, Attorney in Fact

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Matthew Bolton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Donnie Hogan, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Donnie Hogan, the within named bargainor by the said Matthew Bolton as such Attorney-in-Fact.

Witness my hand, at office, this 4th of June, 2018.

Notary Public
My Commission Expires:

