Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1192

Bill Garrett Davidson County
Batch# 106493 DEEDWARR
06/19/2018 01:51:21 PM 2 pgs
Fees: $13.00 Taxes: $1,657.60
20180619-0058983

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Johnson, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua C. Duke, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3, along with Garage G-3, as specified on the Plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941, as amended in Instrument Nos. 20071025-0126183, 20080104-0001138 and 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for Placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20060823-0103941, as amended in Instrument Nos. 20071025-0126183, 20080104-0001138 and 20090127-0006865, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to John Johnson, an unmarried man by deed from Jeffrey S. Howard, married, dated February 23, 2017, of record in Instrument No. 20170302-0020716, Registers Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 728 4th Avenue North, Nashville, TN 37219.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of June, 2018.

John Johnson

State of Tennessee)
County of Davidson)

On this 15th day of June, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Johnson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 448,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of June, 2018.

Notary Public

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp 12/15/2021
COUNTY OF WILLIAMSON

My Commission Expires: 12/15/21

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Joshua C. Duke 728 4th Avenue North Nashville, TN 37219	New Owner	082-13-0C-003.00