Bill Garrett Davidson County
Batch# 111737 DEEDWARR
07/02/2018 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $610.50
20180702-0064008

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2018.

Notary Public

My Commission Expires: 1-26-19

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Garrison Johnston, et al 2025 Woodmont Blvd #344 Nashville, TN 37215	Franklin American Mortgage Co. 6100 Tower Circle, Ste. 600 Franklin, TN 37067	117110J34400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARRY H. BROWN, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GARRISON JOHNSTON AND STEVE HORSWILL-JOHNSTON AND MICHELLE HORSWILL-JOHNSTON, as tenants in common with right of survivorship**, hereinafter

called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 344, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074 as amended by First Amendment to Master Deed of record as Instrument No. 20050404-0036415, and Second Amendment of record as Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Harry H. Brown, married, by deed from Courtney Claire Michie Edwards, now known as Courtney Edwards Cotton, and husband Christopher Jeffrey Cotton, of record as Instrument No. 20140721-0064181, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor or his spouse.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2018 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed and ByLaws establishing a Horizontal Property Regime of The Hillmont Condominiums, of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, Register's Office for said County.

3. Covenants, Conditions and Restrictions of record in Instrument No. 20001109-0111657, Register's Office for Davidson County, Tennessee.

4. Sewer Easement of record in Book 3921, page 507, Register's Office for Davidson County, Tennessee.

5. Right of Entry Agreement of record in Book 9921, page 620, Regiser's Office for Davidson County, Tennessee.

6. Grant of Easement to Comcast of record in Instrument No. 20110930-075711, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the common elements.

This is improved property known as: 2025 Woodmont Blvd #344, Nashville, TN 37215.

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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.

WITNESS my hand this 28th day of June, 2018.

Harry H. Brown
Harry H. Brown

By: Julie Fister Phillips, Attorney-in-fact
Julie Fister Phillips, Attorney-in-fact

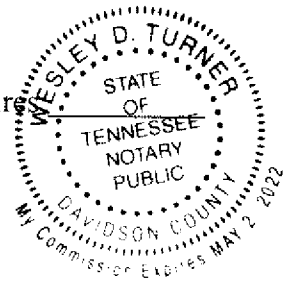
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Julie Fister Phillips, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Harry H. Brown, and who acknowledged that she executed the same as the free act and deed of the said Harry H. Brown.

Witness my hand and official seal this 28th day of June, 2018.

Wesley D. Turner
Notary Public

My Commission Expires:



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY