WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 145039 DEEDWARR
09/25/2018 01:17:28 PM 2 pgs
Fees: $13.00 Taxes: $604.95

20180925-0094949

KRISTY D. COLE
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2018.

Notary Public 1-6-2020

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Johnson and Ashlie Johnson	Same as new owner	117-11-0B-003.00 CO
(NAME) 8203 Halford Pl.	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO, NICHOLAS JOHNSON AND ASHLIE 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:

Land in Davidson County, Tennessee, being Unit A-3, Parcel No. 3, as shown on the map entitled the Revised Plan of Villager East Condominium Apartments, of record in Plan Book 5200, page 235, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN PATRICK MCKENNON AND KATHRYN C. MCKENNON, by deed from RANDAL WILCHER, of record in Instrument No. 20030114-0005674, dated January 10, 2003, said Register's Office. Being further conveyed to GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by quitclaim deed from JOHN PATRICK MCKENNON AND KATHRYN C. MCKENNON, of record in Instrument No. 20100127-0006860, dated January 22, 2010, said Register's Office.

This conveyance is subject to: 2018 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled the Revised Plan of Villager East Condominium Apartments, of record in Plan Book 5200, page 235, Register's Office for said County; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3600 Hillsboro Pike, A-3, Nashville, TN 37215

(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.

Witness our hands this 20th day of September, 2018.

GT3 Properties, a Tennessee general partnership
By: GT1, LLC, a Delaware limited liability company

By: Patrick McKennon
Its: Member/President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared PATRICK MCKENNON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the MEMBER/PRESIDENT of GT1, LLC, A DELAWARE LIMITED LIABILITY COMPANY the managing partner of GT3 PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, and that he as such MEMBER/PRESIDENT, being authorized to do so, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 2018.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22