Karen Y Johnson Davidson County
Batch# 160141 DEEDWARR
11/15/2018 10:06:44 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20181115-0112501

Warranty Deed

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $360,000.00. Affiant Subscribed and sworn to before me, this the 12th day of November, 2018. Notary Public My commission expires: 5/3/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Justin R. Alexander Roy Edward Alexander	First Tennessee Bank National Association	
2600 Hillsboro Pike, Unit 407	1 Corporate Drive, Suite #360	117-03-0H-407.00-CO
Nashville, TN 37212	Lake Zurich, IL 60047-8945	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CLARK H. JOHNSON, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN R. ALEXANDER AND ROY EDWARD ALEXANDER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 407 of The Enclave at Hillsboro Village, a Condominium Development, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Enclave at Hillsboro Village, a Condominium Development of record in Instrument Number 20051005-0119789, amended in Instrument Number 20060210-0016562 and Instrument Number 20060919-0116052 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with the undivided percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Clark H. Johnson by Warranty deed from Kerry Soule and Natalie Soule, husband and wife of record in Instrument No. 20160926-0100984 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 26, 2016.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2600 Hillsboro Pike, Unit 407, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of November, 2018.

Clark H. Johnson by Brandon Miller
as Attorney-in-Fact

Clark H. Johnson by Brandon Miller,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2018, before me personally appeared Brandon Miller, 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 Clark H. Johnson as attorney-in-fact, and acknowledged that he/she executed the same as the free act and deed of Clark H. Johnson.

Witness my hand and seal this 12th day of November, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021