#34593

Karen Johnson Davidson County
Batch# 195105 DEEDWARR
02/13/2019 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $3,598.25
20190213-0013608

FROM: Ames Davis and wife, Mary F. Davis

TO: Edgar Carl Johnson and wife, Mary Lou Johnson

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Edgar Carl and Mary Lou Johnson 3737 Westend Ave Apt 304 Nashville, TN 37205	Civin Trust Bank 1001 Semmes Ave, Rvw5024 Richmond, VA 23224	Map 104-9-J Parcel 304

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $972,500.00.

Affiant

Subscribed and sworn to before me, this the 12 day of February, 2019.

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public
My Comm. Expires: October 7, 2019

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ames Davis and wife, Mary F. Davis, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Edgar Carl Johnson and wife, Mary Lou Johnson, hereinafter called "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 No. 304, together with allocated parking space Nos. 26, 27, and 28 and reserved space No. 18, together with the appurtenant interest in the common elements of The Westbury Condominiums, a horizontal property regime established by Master Deed, of record in Book 6819, page 210 and amended in Book 6886, page 662 and Book 6958, page 220 and Instrument No. 20000606-0055942, and Instrument No. 20140717-0063499, 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 Mary F. Hazinski and Ames Davis, as tenants in common, by deed from Jimmie D. White and Patricia L. White, of record as Instrument No. 20091110-0104031, said Register's Office, and by deed Mary F. Davis, formerly known as Mary F. Hazinski and Ames Davis, to Ames Davis and wife, Mary F. Davis, of record as Instrument No. 20100520-0038939, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2019 Metro Nashville Davidson County Taxes, which have been prorated between parties.

2. Terms and Conditions of the Master Deed, Plat and By-Laws appended thereto, of record in Book 6819, page 210, said Register's Office, as amended in Book 6886, page 662, Book 6958, page 220, Instrument No. 20000606-0055942 and Instrument No. 20140717-0063499, said Register's Office.

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

This is improved property located at 3737 West End Avenue, Unit 304, Nashville, Tennessee 37205.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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. 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 hand this 12th day of ~~January~~ February, 2019.

Ames Davis

Mary F. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ames Davis and Mary F. Davis, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

4849-7610-8424.2

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

