return to:
Realty Title & Escrow Co., Inc.
1118 Nashville Hwy, Ste 150
Columbia, TN 38401
931-540-1282

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190219250

STATE OF TENNESSEE)
COUNTY OF MAURY)

The actual consideration or value, whichever is greater, for this transfer is: $257,000.00.

Affiant

Subscribed and sworn to before me, this ~~11th~~ 5th day of ~~March~~ April, 2019

Notary Public
My Commission Expires: 8-4-20

MEREDITH BAUERLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-04-2020

Karen Johnson Davidson County
Batch# 214749 DEEDWARR
04/08/2019 08:51:00 AM 8 pgs
Fees: $43.00 Taxes: $950.90

20190408-0031426

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Raymond M Durant 1921 28th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 081-06-0-A-022.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Doris Taylor, Sandra Anderson, Linda Minor, Alan Mills, Christopher Mills, and Gregory Mills, the Heirs at Law of The Estate Doreen D. Johnson,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Raymond M. Durant, an unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 22 on the Plan of Resubdivision of the Remainder of Lots 4 thru 8 and Part of Lot 3 of the Subdivision of the East Part of Lot 10 of The Harding Bosley Tract, also known as Olympic Park (formerly Shields Crest Row Houses), of record in Plat Book 547, Page 4, as revised in Instrument No. 20030516-0067328, and corrected in Instrument No. 20031014-0151915, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Doreen D. Johnson, as an unmarried person by Warranty Deed from Intercept Security Protective Agency, Inc., d/b/a Westport Development Co., existing under the laws of Tennessee, of record in Instrument No. 20060523-0060232, Register's Office for Davidson County, Tennessee, dated May 17, 2006 and recorded on May 23, 2006. The said Doreen D. Johnson having since died August 5, 2018 in Davidson County Tennessee leaving the above named individuals as heirs. Affidavit of Heirship of record in Instrument Number 20190408-0031411, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration Covenants, Conditions and Restrictions with Charter and By-laws appended thereto, of record in Instrument Number 20090430-0039420, as amended and restated in Instrument Number 20131004-0104723, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for HOA in of record in Instrument Number 20100216-0011850, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to HOA in of record in Instrument Number 20090521-0046931, 20090521-0046932 and 20090521-0046933, in the Register's Office for Davidson County, Tennessee.
Easement in of record in Book 2638, Page 413, in the Register's Office for Davidson County, Tennessee.

Right of Way Agreement in of record in Book 1450, Page 514, in the Register's Office for Davidson County, Tennessee.

Water Mains Easement in of record in Book 9027, Page 185 and Book 9027, Page 188, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement Agreement in of record in Book 5014, Page 27, in the Register's Office for Davidson County, Tennessee.

Storm Sewer and Sanitary Sewer Easement in of record in Book 4982, Page 94 and Book 4982, Page 98, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1921 28th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

THIS SPACE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of March, 2019.

Doris Taylor
Doris Taylor

STATE OF Alabama)
COUNTY OF Calhoun)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Doris Taylor,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2019.

ROOSEVELT PARKER, SR.
My Commission Expires
February 24, 2020

Roosevelt Parker Sr
Notary Public

My Commission Expires:

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of March, 2019.

Sandra Anderson

STATE OF Georgia)
COUNTY OF Muscogee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sandra Anderson**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Loretta Tolbert
NOTARY PUBLIC
Muscogee County, GEORGIA
My Comm. Expires 06/06/2021

Witness my hand at office, this 13th day of March, 2019.

Loretta Tolbert
Notary Public

My Commission Expires: 06/06/2021

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9 day of March, 2019.

Linda Minor

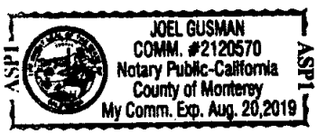
STATE OF California)
COUNTY OF Monterey)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Linda Minor**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2019.

Notary Public

My Commission Expires: 8-20-19



IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of March, 2019.

Alan Mills

Alan Mills

STATE OF Indiana)
COUNTY OF Lake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alan Mills,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of March, 2019.

Notary Public

My Commission Expires: March 2, 2026

NELDA L. REED
Notary Public - Seal
Lake County - State of Indiana
Commission Number 711043
My Commission Expires Mar 2, 2026

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of March, 2019.

Christopher D. Mills

Christopher Mills

STATE OF Indiana)
COUNTY OF Lake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christopher Mills**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of March, 2019.

Nelda L. Reed

Notary Public

My Commission Expires: March 2, 2026

NELDA L. REED
Notary Public - Seal
Lake County - State of Indiana
Commission Number 711043
My Commission Expires Mar 2, 2026

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of March, 2019.

Gregory Mills

STATE OF Georgia)
COUNTY OF Muscogee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gregory Mills**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2019.

Notary Public

My Commission Expires: 06/06/2021

Loretta Tolbert
NOTARY PUBLIC
Muscogee County, GEORGIA
My Comm. Expires 06/06/2021