WARRANTY DEED

Karen Johnson Davidson County
Batch# 216570 DEEDWARR
04/11/2019 03:31:40 PM 2 pgs
Fees: $13.00 Taxes: $1,326.45

20190411-0033246

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07/06/20

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-010108

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cameron A. Cooley		
(NAME)	(NAME)	
1000 Free Silver Road		070-08-0B-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty-Eight Thousand Five Hundred And No/100 Dollars ($358,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRUCE JOHNSON, A SINGLE MAN AND MICHAEL GOMEZ, A MARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAMERON A. COOLEY, AN UNMARRIED MAN, 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 No. 1000, Homes at 1000 Free Silver Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161220-0133478 as amended in Instrument No. 20180321-0026877 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Go Homes, LLC, a Tennessee Limited Liability Company by Warranty deed from John Donelson, IV, an unmarried man of record in Instrument No. 20161219-0133197 Register's Office for Davidson County, Tennessee, dated December 15, 2016 and recorded on December 19, 2016.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-VRES-19100

Being the same property conveyed to Bruce Johnson, a single man, and Michael Gomez, a married man by Warranty deed from Go Homes, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20180711-0067240 Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on July 11, 2018.

Grantors of said property have never occupied the property as a primary residence.

unimproved ☐
This is improved ☒ property, known as 1000 Free Silver Road, Nashville, TN 37210
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Bruce Johnson, a single man and Michael Gomez, a married man this 8th day of April, 2019.

Bruce Johnson by A Gomez Attorney in Fact
Bruce Johnson, by Amy Gomez, Attorney in Fact

Michael Gomez by A Gomez Attorney in Fact
Michael Gomez, by Amy Gomez, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8th day of April, 2019, before me personally appeared Amy Gomez 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 Bruce Johnson and Michael Gomez and who acknowledged he/she/they executed the same as the free act and deed of the said Bruce Johnson and Michael Gomez.

Witness my hand and official seal, this the 8th day of April, 2019.

Notary Public

My Commission Expires: 6/29/21

(SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY