Name and Address of New Owner:
Michael S. Johnson
507A DR DB Todd Jr Blvd
Nashville, TN 37203

Send Tax Bills To:
Michael S. Johnson
SAME

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 223417 DEEDWARR
04/29/2019 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20190429-0039274

Map & Parcel No: 092-08-0C-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Calvit Ratcliffe**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael S. Johnson,** an unmarried man, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, being Unit A of the Plan of Declaration of Protective Covenants Conditions and Restrictions for 507 DB Todd, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20161206-0127694, Register's Office of Davidson county, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests 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 building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20161206-127694, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Calvit Ratcliffe by Quitclaim Deed from Devan Mcclish, dated January 4, 2017, recorded in Instrument Number 20170112-0003498, Register's Office for Davidson County, Tennessee.

This is improved property known as 507-A Dr DB Todd Jr. Blvd, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of April, 2019.

Calvit Ratcliffe (SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of April, 2019, before me personally appeared Calvit Ratcliffe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 15th day of April, 2019.

LISA R. VICTORY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO. TN

Notary Signature
My commission expires: January 23, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$485,000.00~~ **479,000.00, which amount is equal to or greater than ~~the~~ the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 15th day of April, 2019.

WILLIAM S CORLEY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Notary Public
My commission expires: 6/29/21
File No. 2019-73

True Copy Certification

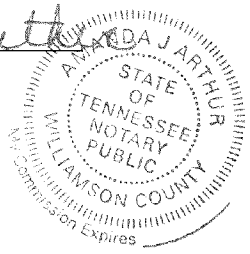
I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, 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: 05/23/2022