**Send Tax Statements To:**
~~New Owner~~ Regions Bank
2050 Parkway Cir. RCN-6
Mail Code: ALBH40602B
Birmingham, AL 35249

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

**Name and Address of New Owner:**
Karl Mason Johnston Jr.
1783 Eastwick Lane
Nashville, TN 37221

From Information Furnished By
The Parties

Karen Johnson Davidson County
Batch# 238393 DEEDWARR
06/04/2019 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20190604-0053162

**Parcel** 141-05-0A-621.00-CO

**STATE OF TENNE**

**ARRANTY DEED**

**COUNTY OF DAVIDSON )**

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, the undersigned, **MICHAEL HALE AND AMANDA HALE, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **KARL MASON JOHNSTON JR, UNMARRIED MAN,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, being all of Lot No. 621, on the plan of Final Plat Avondale, Phase 3, Section 3, Major Subdivision "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument No. 20170324-0028914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Michael and Amanda Hale, Husband and Wife, by deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated May 29, 2018, appearing of record in Instrument No. 20180530-0051389, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to NVR, Inc., a Virginia Corporation, by deed from Avondale Residential, Inc., a Tennessee Corporation, dated January 24, 2018, appearing of record in Instrument No. 20180130-0009449, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Protective Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 20081203-0117452, and amended of record in Instrument No. 20090331-0028791 and in Instrument No. 20101223-0102254; Charter of Homeowner's Association of record in Instrument No. 20081203-0117350; Declaration of Restrictive Covenants of record in Instrument No. 20020821-0100879; Access Easement Agreement of record in Instrument No. 20041207-0145662; Transmission Line Easement of record in Instrument No. 20060110-0003857; Deed to USA of record in Book 4118, page 694 and in Book 4228, page 634; Order to TVA of record in Book 4273, page 280; Easement to Harpeth Valley Utilities District of record in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20080818-0084836, and in Instrument No. 20040204-0013641; Storm Water Detention Agreement of record in Instrument No. 20060512-0055867, and in Instrument No. 20090814-0076610; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071002-0117293, and in Instrument No. 20141202-0110280; Easement for Right-of-Way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell or record in Book 787, page 7; Easement and Right-of-Way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden of record in Book 4193, page 903; Easement for water line granted by Rodgers Properties, Inc., (formerly J.M.R. Development Co.) to Harpeth Valley Utilities District of Davidson and Williamson Counties of record in Book 5738, page 832; All matters shown on the plan of record in Instrument No, 20140722-0064838; Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties of record in Book 7601, page 400; Easement for water main across the Dower Tract, a part of the property, from the 38.71 acre tract conveyed to John Smallman Cowden of record in Book 1237, page 674, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower tract (see deed of record in Book 840, page 540); Easement of record in Book 738, page 819, Partial Abandonment of Easement of record in Instrument No. 20080826-0087638; A portion of the overall property is within the 100 year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy & Associates, Inc., dated

March 30, 1988 (not a field survey); Title to that portion of the property embraced within the high and low watermark of the Big Harpeth River; Riparian rights claimed or asserted by surrounding land owners and the State of Tennessee; Easement for access road granted by Roger N. Hutton to United States of America of record in Book 4116, page 151; Easement for water line granted by Roger N. Hutton to United States of American by judgement, a certified copy of which is of record in Book 4364, page 895; Subject to right of way as shown on the Plan of record in Plat Book 4300, page 49; Abstract of suit of record in Instrument No. 20021017-0127902; Right of way of all roads and easements of the Nashville, Chattanooga, and St. Louis Railway and spur tracks, if any lying within the boundaries of the property, included but not limited to the following: book 341, page 277, Book 350, page 371, Book 362, page 561, and in Book 513, page 396; A 15 foot public roadway running parallel with the railroad right of way in Book 1237, page 674; Permanent Easement Agreement of record in Instrument No. 20090707-0063325; Easement granted to Nashville, Chattanooga, and St. Louis Railway for right of way in the Chancery Court of Davidson County, Tennessee, Docket Nos. 25,062 and 26,969 (reference thereto appear in a deed of record in Book 840, page 540; Agreement between Louisville and Nashville Railroad Company and Joe M. Rogers of record in Book 5348, page 362, and assigned of record in Book 5902, page 469; All easements noted in deed of record in Book 10748, page 876; Advertising space lease to Lamar Corporation of record in Book 6078, page 619; Memorandum of lease agreement to National Advertising Company of record in Book 10023, page 638; Easement to US Sprint Communications of record in Instrument No. 20140114-0003778, and Affidavit recorded of record in Instrument No. 20140416-0031703; Easement of record in Book 3369, page 316, and in Book 3033, page 185; Advertising space lease of record in Book 4494, page 882; Oil and gas lease from John Smallman Cowden and wife, Ruby S. Cowden, to B.G. Pratte, dated September 2, 1959 and appearing of record in Book 3084, page 317; and to any and all matters shown on said plat and survey of record in Instrument No. 20170324-0028914; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **KARL MASON JOHNSTON JR, UNMARRIED MAN,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 31st day of May, 2019.

**MICHAEL HALE**

Amanda Hale

**AMANDA HALE**

**STATE OF TENNESSEE )**
**)**
**COUNTY OF RUTHERFORD )**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michael Hale and Amanda Hale, Husband and Wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, of record in Record Book ____, page ____.

WITNESS MY HAND AND OFFICIAL SEAL in Rutherford County, Tennessee, this the 31st day of May, 2019.

DARA PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 5/22/22

**A F F I D A V I T**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 31st day of May, 2019.

NOTARY PUBLIC
My Commission Expires: 5/22/22

DARA PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

**True Copy Certification**

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)