WARRANTY DEED

Karen Johnson Davidson County
Batch# 247269 DEEDWARR
06/24/2019 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20190624-0060610

LL# E1-16
Y-BR-19-3041

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 2.2.2021 (AFFIX SEAL)

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Curtis J. Johnson and Marianne Johnson	(New Owner)	
(NAME)	(NAME)	117-02-0D-016.00-CO
3041 Woodlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILBURN E. GEORGE, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CURTIS J. JOHNSON AND MARIANNE JOHNSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 16 on the Plan of Clairmont Condominiums of record in Plat Book 6200, page 551, Register' s Office for said County, to which plan reference is made for a more complete description together with the appurtenant interest in the common elements of The Clairmont, a horizontal property regime established by Master Deed of record in Book 7096, page 940, amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319, and reinstated in Book 8263, page 703, said Register' s Office.

Being the same property conveyed to Wilburn E. George Jr., unmarried by Warranty deed from Denise Gastineau, unmarried of record in Instrument No. 20000607-0057049 Register's Office for Davidson County, Tennessee, dated May 31, 2000 and recorded on June 07, 2000.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 551, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7096, Page 940, Book 7096, page 948, amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319 and Book 8263, page 703, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20081210-0119056 and Instrument No. 20140314-0021310, in the Register's Office for Davidson County, Tennessee.
- Charter for the Clairrmont Condominium HOA of record in Book 7137, Page 826; Book 8168, Page 430, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 4067, Page 943, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3041 Woodlawn Drive, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 21st DAY OF JUNE, 2019.

Wilburn E. George, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILBURN E. GEORGE, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of June, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 1-4-20