Karen Johnson Davidson County
Batch# 251962 DEEDWARR
07/02/2019 02:54:57 PM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20190702-0064709

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $329,900.00. Affiant Subscribed and sworn to before me, this 28TH day of June, 2019. Notary Public My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Address New Owner As Follows:
Mark E. Johnston
Barbara A. Johnston
2607B Neldia Ct.
Nashville, TN 37206

Send Tax Bills To:
BANK OF TENNESSEE
601 E. ELK AVENUE
ELIZABETHTON, TN
37643

Map-Parcel Number:
072 14 1B 002.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOYCE A. NICKS AND GEORGE J. NICKS, SOLE HEIRS AT LAW OF GEORGE T. NICKS, DECEASED**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARK E.**

Initial

JOHNSTON AND BARBARA A. JOHNSTON, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of The Cottages of Neldia Court, a Horizontal Property Regime, filed as Exhibit B to and established by Master Deed of record in Instrument No. 20150311-0020724, as corrected in Instrument No. 20150318-0023165, and Amended Master Deed of record at Instrument No. 20150619-0059034, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to George T. Nicks, unmarried, by deed dated September 18, 2015, from The Twin Team LLC, of record in Instrument No. 20150921-0095659, Register's Office for Davidson County, Tennessee. The said George T. Nicks having since died on January 17, 2019, leaving his parents, Joyce A. Nicks and George J. Nicks, as his only heirs at law, pursuant to Affidavit of record in The Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 19P-353 and of record in Instrument No. 20190702-0064708, said Register's Office.

This conveyance is made subject to:

1. 2019 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of The Cottages of Neldia Court Condominiums, of record in Instrument No. 20150311-0020724, as corrected by Scrivener's Affidavit at Instrument No. 20150318-0023165, and amended by Amendment to Master Deed of record in Instrument No. 20150619-0059034, Register's Office for said County.

3. Easement Deed by Court Order of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Book 2663, page 47, Register's Office for Davidson County, Tennessee.

5. Subject to the right-of-way of L & N Railroad.

6. Rights of others in and to the common elements.

This is improved property known as: 2607B Neldia Ct., Nashville, TN 37206.

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 27th day of June, 2019.

Joyce A. Nicks

George J. Nicks

STATE OF NEW YORK)
COUNTY OF Rockland)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joyce A. Nicks and George J. Nicks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25 day of June, 2019.

Notary Public

My Commission Expires: Jul 22 2021

FERNANDO ANTONIO REMIGIO
Notary Public - State of New York
NO. 01RE6286311
Qualified in Rockland County
My Commission Expires Jul 22, 2021