WARRANTY DEED

Karen Johnson Davidson County
Batch# 267515 DEEDWARR
08/06/2019 03:56:56 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20190806-0078235

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH day of AUGUST, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Heather L. Johnson	F&M Bank	081 07 4D 002.00
(NAME)	(NAME)	
1818 B 14th Avenue N	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **William Hunter Nix, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Heather L. Johnson, an unmarried woman**, 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 described as follows:

Being Unit B, 1818A-1818B 14th Ave. North Townhomes, as shown in the Declaration Establishing a Horizontal Property Regime for 1818A-1818B 14th Ave. North Townhomes of record in Instrument No. 20170717-0071629, 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 James A. Fineman by Warranty Deed from Robert Hudson, married dated May 10, 2017 and recorded May 15, 2017 in Instrument No. 201701515-0047787, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to William Hunter Nix, a single man by Warranty Deed from James A. Fineman, married dated December 13, 2018 and recorded December 14, 2018 in Instrument No. 20181214-0122039, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1906694SSO

unimproved ☐
This is improved ☒ property, known as 1818 B 14th Avenue N. Nashville, TN 37208

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.

Witness our hands this 1 day of Aug., 2019

William Hunter Nix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named William Hunter Nix, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-1906694SSO