Karen Johnson Davidson County
Batch# 293869 DEEDWARR
10/01/2019 12:03:30 PM 5 pgs
Fees: $28.00 Taxes: $1,702.00
20191001-0099940

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 $460,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2019. Notary Public My Commission Expires:

LINDSAY HAMADA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-07-2020

Address New Owner As Follows: Barbara Gay Thomas 4203A Kirtland Road Nashville, TN 37215	Send Tax Bills To: Highlands Residential Mortgage 12001 N. Central Expressway Suite 750 Dallas, TX 75243	Map-Parcel Number: 131-02-0F-007.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY MOBLEY, TRUSTEE OF THE ROBERT M. JOHNSON TESTAMENTARY TRUST**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BARBARA GAY**

THOMAS, an unmarried woman, hereinafter called the Grantee, her 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. 4203-A, which is one and the same as Unit 65A on the plat of record referred to hereinbelow, together with the carport designated No. 4203-A, in Hillsboro Hall Phase II, a Condominium, a Horizontal Property Regime, located on Kirtland Road between Overhill and Castleman Drives, Davidson County, Tennessee, and described in a Master Deed and the plat attached thereto, of record in Book 11573, page 376, Register's Office for Davidson County, Tennessee, to which documents referenced is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hillsboro Hall, Phase II, Condominium Apartments contained in Master Deed and By-Laws appended thereto, recorded in Book 11573, page 376, and Plat attached thereto, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units also comprise Lots 65 and 67, Hollywood Place, recorded in Book 547, page 85 and 86, said Register's Office, and Lot 2, Resubdivision of Lots 60, 61, 62 and 66, Hollywood Place, of record in Book 9700, page 786, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey Mobley, Executor of the Estate of Robert M. Johnson, Sr. by deed of record as Instrument No. 20051006-0120509, Register's Office for Davidson County, Tennessee. Said Robert M. Johnson died on July 6, 2004 and devised his entire interest in the subject property to Jeffrey Mobley, Trustee of The Robert M. Johnson Testamentary Trust, by Will of record in Will Book 5653/1560095, Probate Court Clerk's Office for Davidson County, Tennessee (Docket No. 04P-l 138).

Being the same property conveyed to Jeffrey Mobley, Trustee of The Robert M Johnson Testamentary Trust, by Executor's Quitclaim Deed from Jeffrey Mobley, Executor of the Estate of Robert M. Johnson, deceased, of record as Instrument No. 20141113-0104581, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction as Instrument No. 20150213-0013563, said Register's Office.

This conveyance is made subject to:

1. 2019 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees 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 Hillsboro Hall, Phase II Condominiums, of record in Book 11573, page 376, and By-Laws of record in Book 11573, page 387, Register's Office for Davidson County, Tennessee.

3. Easement for perpetual highway purposes of record in Book 4420, page 21, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Book 11224, page 625, Register's Office for Davidson County, Tennessee.

5. Cable Television Easement and Maintenance Agreement of record in Book 11534, page 599, Register's Office for Davidson County, Tennessee.

6. Hillsboro Hall, Phase One and Phase Two, Cross-Easements of record in Book 11622, page 610, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **4203A Kirtland Road, Nashville, TN 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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

(Signature Page to Follow)

WITNESS my hand this 30th day of September, 2019.

Jeffrey Mobley, Trustee of the Robert M. Johnson Testamentary Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Mobley, Trustee of the Robert M. Johnson Testamentary Trust, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30TH day of September, 2019.

(Seal)

Notary Public

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

